

CITY OF SAN ANTONIO
Board of Adjustment
Regular Public Hearing Agenda

Cliff Morton Development and Business Services Center
1901 South Alamo Street
Board Room, First Floor

Monday, October 20, 2008
1:00 PM

BOARD OF ADJUSTMENT MEMBERS

Liz Victor – District 1	Paul Klein – District 6
Edward Hardemon – District 2	Mary Rogers – District 7
Helen Dutmer – District 3	Andrew Ozuna – District 8
Vacant– District 4	Mike Villyard – District 9
George Alejos – District 5	Gene Camargo – District Mayor
Michael Gallagher – District 10	
Chairman	
Maria Cruz	Mimi Moffat
Henry Rodriguez	Pete Vallone
Rollette Schreckenghost	

1. 1:00 PM Board Room – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-08-081:** The request of Charles Lovett, for 1) a 14-foot variance from the requirement that a 20-foot side setback be maintained in the IH-1 Northeast Gateway Corridor District, in order to keep an existing building 6 feet from the south side property line and 2) a thirty-eight percent (38%) variance from the requirement that a minimum fifty percent (50%) of the front façade be window/public entry façade, in order to keep an existing building with twelve (12%) of the front façade as window/public entry façade, 6454 Randolph Boulevard.
5. **A-08-099:** The request of Vincent Zapata, for a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height, in order to keep an existing side yard fence at a height of 8 feet along the southwest side property line, 2811 Deer Ledge Street.
6. **A-08-101:** The request of The San Antonio Conservation Society, for 1) an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in “O-2” zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line and 2) a 4 parking space adjustment from the parking standard that an 8,675 square foot office requires a minimum of 29 parking spaces in order to allow 25 parking spaces, 107 King William Street.

7. **A-08-102:** The request of Alice M. Martinez, for 2-foot, 6-inch variance from the Mahncke Park Neighborhood Conservation District requirement that fences not exceed 42 inches (3 feet, 6 inches) in height, both in the front yard and the side yard, to a point 10 feet behind the vertical plane of the front façade of the principle dwelling structure, in order to erect a 6-foot tall fence in the front yard and to a point 10 feet behind the vertical plan of the front façade in the side yard, 1305, 1311, and 1315 East Mulberry Avenue.
8. **A-08-106:** The request of Luis E. Elizondo, for a Special Exception to continue to operate a one (1)-operator beauty/barber shop in a residential area, 8715 Five Palms Drive.
9. **A-08-107:** The request of Craig McMahon, for a 6-foot variance from the requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to erect a structure 14 feet from the rear property line, 210 West Huisache Avenue.
10. **A-08-108:** The request of Villa Park Architecture, for a 15-foot variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 15 feet from the rear property line, 11303 O'Connor Road.
11. **A-08-110:** The request of Juan P. Chapa, for a 25-foot, 4-inch variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to keep an existing structure 4 feet, 8 inches from the rear property line, 4606 South Flores Street.
12. Approval of the minutes from the regular meeting on October 6, 2008.
13. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
14. **Adjournment**

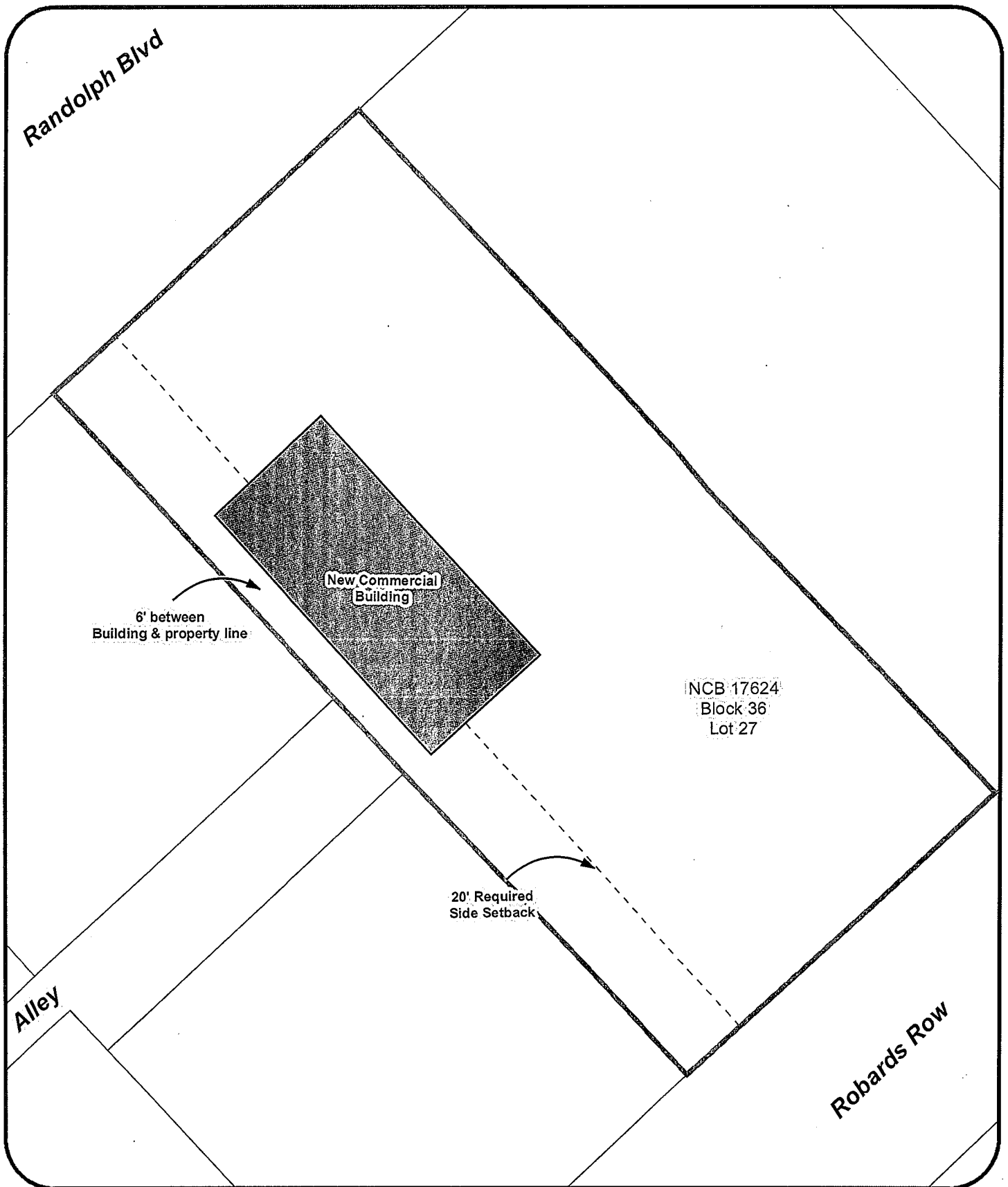
Note: The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: www.sanantonio.gov/dsd

At any time prior to the meeting, you may contact a case manager at 207-0170 to check the status of a case.

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located in front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.

Produced by the City of San Antonio
Development Services Department
(10/15/2008 - J FLOYD)



Board of Adjustment

**Plot Plan for
Case A-08-081**



Scale: 1" approx. = 20'
Council District 10

6454 Randolph Blvd.

Planning & Development Services Dept
City of San Antonio
(09/26/2008) - PH

Board of Adjustment - Case No. A-08-81

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Charles Lovett

Lot 27, Block 36, NCB 17624

6454 Randolph Boulevard

Zoned: "C-3 NA IH-1" General Commercial, Nonalcoholic Sales Northeast Gateway Corridor District

The applicant is requesting 1) a 14-foot variance from the requirement that a 20-foot side setback be maintained in the IH-1 Northeast Gateway Corridor District, in order to keep an existing building 6 feet from the south side property line and 2) a thirty eight percent (38%) variance from the requirement that a minimum fifty percent (50%) of the front façade be window/public entry façade in order to keep an existing building with twelve percent (12%) of the front façade as window/public entry façade.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

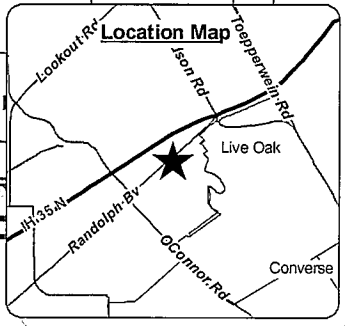
Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____



Planning & Development Services Dept
(09/26/2008) - PH

CASE NO: A-08-81

Board of Adjustment – October 20, 2008

Applicant: Charles Lovett

Owner: Charles Lovett

Request(s): The applicant is requesting **1)** a 14-foot variance from the requirement that a 20-foot side setback be maintained in the IH-1 Northeast Gateway Corridor District, in order to keep an existing building 6 feet from the south side property line and **2)** a thirty eight percent (38%) variance from the requirement that a minimum fifty percent (50%) of the front façade be window/public entry façade in order to keep an existing building with twelve percent (12%) of the front façade as window/public entry façade.

Legal Description: Lot 27, Block 36, NCB 17624

Address: 6454 Randolph Boulevard

Zoning: "C-3 NA IH-1" General Commercial, Nonalcoholic Sales Northeast Gateway Corridor District

Existing Use: Under Construction – Commercial Building

Neigh. Assoc: Randolph Hills Civic Club

Neigh. Plan: None

Sections of the City Code from which this variance is requested:

Northeast Gateway Corridor District Plan Site Development Standards: All front, side, and rear building setbacks for lots within the Corridor District but not along IH-35 shall be a minimum of 20 feet.

Northeast Gateway Corridor District Plan Site Development Standards: The window/public entry façade requirement for buildings with a gross floor area of less than 25,000 square feet shall be at least fifty percent (50%) of the first floor frontage.

Background: The subject property is located on Randolph Boulevard, north of O'Conner Road and east of IH-35. The surrounding properties are occupied mostly by commercial uses, though some of the parcels in the general vicinity are vacant. Residential uses and zoning are also present to the southeast of the subject property, across Robards Row.

Currently, windows only comprise 12%, or 36 square feet, of the 300 square foot front façade of the structure. The Northeast Gateway Corridor District requires that 50%, in this case 150 square feet, of the front façade be either windows or clearly marked public entries or any combination thereof. The orientation of this structure is not optimal, as the natural front façade is oriented toward the north side property line. The window coverage facing the street is the result of this irregular orientation as said coverage is standard for the side façade of a building.

Recommendation: The overall purpose of the Gateway Corridor Overlay District is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the City's cultural, natural, historic and economic fabric. The specific intent of the 20-foot side setback

requirement is to reduce visual chaos and limit driver distraction along public roadways by preventing the overcrowding of lots and maintaining a reasonable amount of open space. The intent of the requirement that the first floor street frontage elevation consist of at least 50% windows and openings is to allow for visibility into the commercial building and to encourage the orientation of the primary façade to the street. The Corridor Overlay District requirements were developed primarily for properties with frontage on IH-35 and properties with frontage on secondary roads that provide access to the interstate or are visible from the interstate. This portion of Randolph Boulevard runs parallel to IH-35 and does not provide direct access to the interstate, nor are the properties east of Randolph Boulevard visible from the interstate. Because the subject property is located on a secondary road that does not provide access to IH-35 and is not visible from IH-35, staff believes that the granting of these variances would not detract from the overall intent of the Corridor Overlay District.

The subject property is smaller and narrower than the majority of the lots with direct frontage on IH-35. This narrowness, along with the requirements for tree preservation, landscaping, on-site parking, and the 20-foot side setback requirement, may impose a significant hardship upon the subject property by severely limiting its buildable area. The requested variances will allow the property owner to make reasonable use of the property and developing it in a manner consistent with the existing buildings in the area, most of which are also nearer to the side property lines than 20 feet. They will also allow a generally suitable percentage of windows and openings along the street frontage elevation, considering that this requirement is intended to apply to the elevation that includes the primary public entrance. For these reasons staff recommends **approval** of both the 14-foot side setback variance request and the 38% variance request from the window/public entry façade requirement.

Case Manager: Jacob Floyd, Planner (210) 207-8318

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-081

Hearing Date: October 20, 2008

Type / Scope of BOA Request:

Applicant is requesting **1)** a 14-foot variance from the IH-1 requirement that a minimum 20-foot building setback be maintained along the side property line in order to keep an existing building 6 feet from the west side property line, and **2)** a 38% variance from the IH-1 requirement that the first floor elevation consist of at least 50% windows and openings in order to keep an existing building with 12% windows and openings.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association (name or n/a): Randolph Hills Neighborhood Association

Neighborhood or Community Plan (name or n/a): None

Neighborhood Conservation District (name or n/a): None

Corridor Overlay District (name or n/a): Northeast Gateway IH-1

Alternate: _____

ANALYSIS STATEMENT

The applicant is requesting these variances to keep an existing building that was constructed without an approved building permit. Foundation plans were submitted in December 2007 for a foundation-only permit. The submitted plans placed the foundation 6 feet from the side property line. The plans were reviewed by Planning Department staff and a Certificate of Compliance (COC) was issued in error. The applicant constructed the foundation prior to the issuance of the foundation permit and constructed the building without obtaining a building permit. Building plans were submitted in May 2008 for the nearly completed building. The building was constructed within the required 20-foot side setback and windows/openings were not provided for 50% of the first floor street frontage elevation (along Randolph Boulevard).

The overall purpose of the Corridor Overlay District is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the City's cultural, natural, historic and economic fabric. The specific intent of the 20-foot side setback requirement is to reduce visual chaos and limit driver distractions along public roadways by preventing the overcrowding of lots and maintaining a reasonable amount of open space. The intent of the requirement that the first floor street frontage elevation consist of at least 50% windows and openings is to allow for visibility into the commercial building and to encourage the orientation of the primary façade to the street. The Corridor Overlay District requirements were developed primarily for properties with frontage on IH-35 and

properties with frontage on secondary roads that provide access to the interstate or are visible from the interstate. This portion of Randolph Boulevard runs parallel to IH-35 and does not provide direct access to the interstate nor are the properties east of Randolph Boulevard visible from the interstate. Because the subject property is located on a secondary street that does not provide access to IH-35 and the property is not visible from IH-35, the granting of these variances would not detract from the overall intent of the Corridor Overlay District.

The subject property is smaller and narrower than the majority of lots with direct frontage on IH-35. Due to the small size and limited width of the lot and the requirement to preserve trees, incorporate landscaping and accommodate on-site parking, the buildable area on the subject property is unreasonably limited by the 20 foot side setback requirements. The requested side setback variance will allow for the reasonable development of the property in a manner that is consistent with the existing buildings in the area, most of which were constructed with side building setbacks of less than 20 feet. Staff recommends **approval** of the 14-foot side setback variance request. Also due to the limited width of the property, the building was designed with the primary public entrance located perpendicular to the street. The 50% window and opening requirement is intended to apply to the elevation that includes the primary public entrance. The 12% windows and openings provided along the street frontage elevation of the subject property provide visibility into the building. Staff recommends **approval** of the 38% variance from the windows and openings

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request X Deny Request _____

Alternate _____ Explain: _____

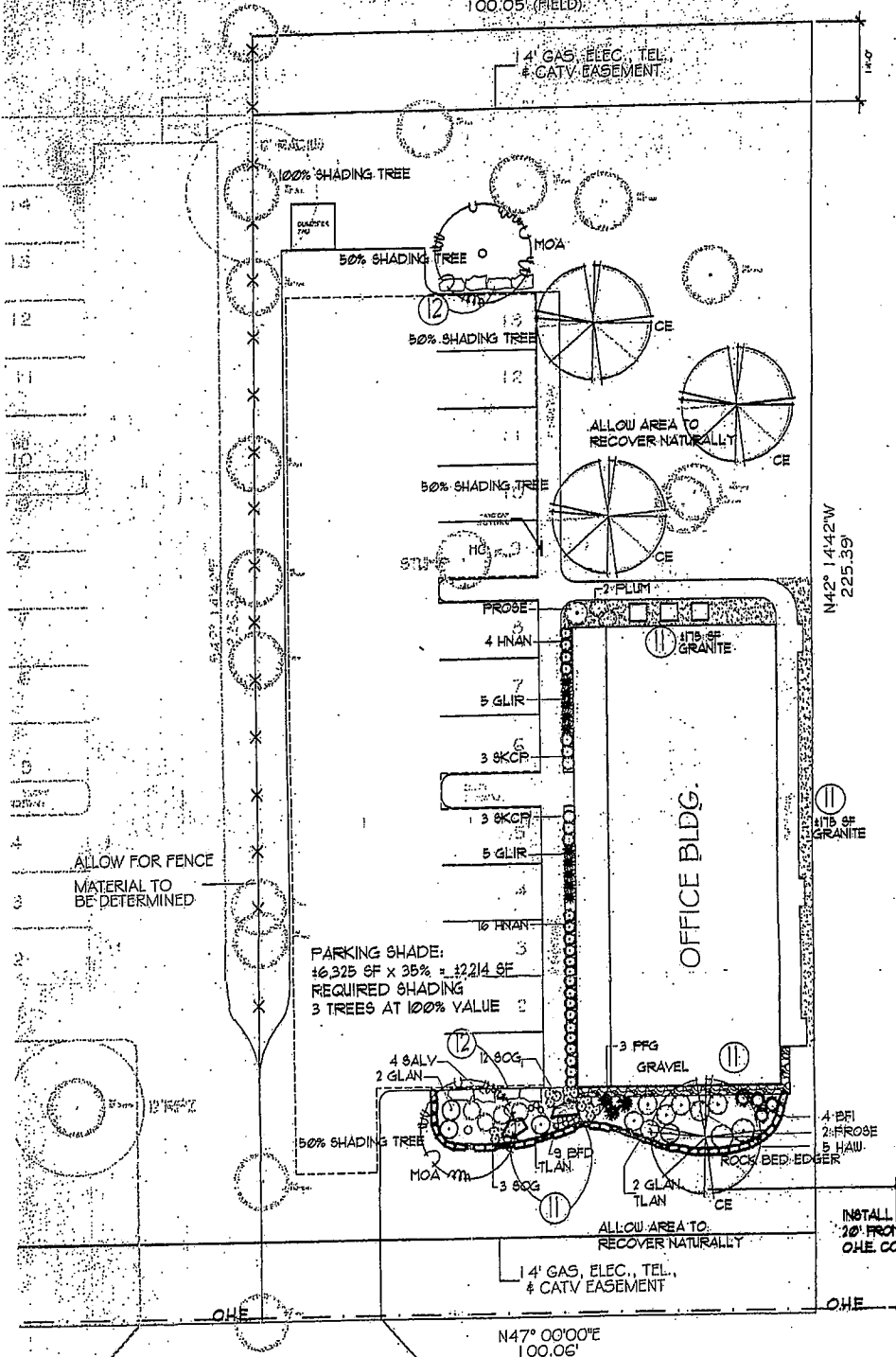
REVIEWER INFORMATION

Neighborhood Planner Reviewing: Michael Taylor

Date Review Completed: 10/02/08

ROBARDS ROW

S47°31'56"W
100.05' (FIELD)



RANDOLPH BLVD.

N47° 00'00\"/>

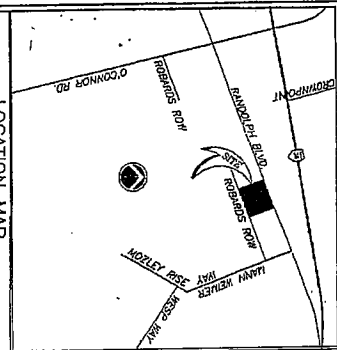
SYM	NAME
CE	CEDAR E
MOA	MONTANA
HAW	INDIAN H
HNAN	NANDINA
PROSE	PROSTR
GLIR	GIANT LI
BRI	BUTTER
PFG	PURPLE
SAL	SALVIA
PLUM	BLUE PL
GLAN	GOLD LA
TLAN	TRAILING
SKCP	SKULLCA
BFD	BLACKFO
SOG	SOCIETY
ANN	ANNUAL

NOTE:
ACTUAL TREE LOCATI
FOR BEST VISUAL OF
LINES FOR OFFSETT
UTILITY LINES, ADJUS
IMPERVIOUS SURFACE

LANDSCAPE PLAN

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION THIS
INSTRUMENT WAS FOUND TO BE IN COMPLIANCE
WITH THE REQUIREMENTS OF THE
RECORDING ACT BECAUSE OF ILLEGALITY OF COPY OR
PHOTO COPY DISCLOSED PAPER, ETC.

11-11-77-20850132101-1
12-8592-115-6



SHARE CROSS ACCESS NOTE
OWNER SHALL PROVIDE SHARED CROSS ACCESS
WITH ADJACENT LOTS IN ACCORDANCE WITH
UDC 35-506 (1)(3).

STORM WATER NOTES

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS
THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE
LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH
ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS,
AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL
OF THE DRAINAGE ENGINEER. THE DRAINAGE ENGINEER
ON THE DRAINAGE EASEMENTS SHALL HAVE THE RIGHT OF
INGRESS AND EGRESS OVER ADJACENT PROPERTY PLACED WITHIN THE
LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY
MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8
INCHES ABOVE FINAL ADJACENT GRADE.

3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND
COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE
ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED
WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT
FOR THE ULTIMATE DEVELOPMENT CONDITION.

SURVEY NOTES

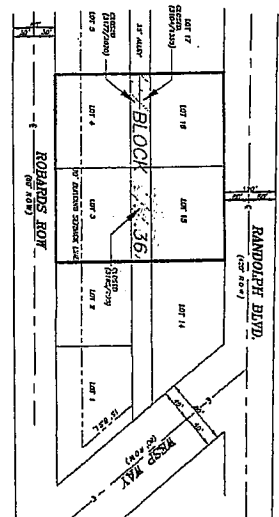
1. BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 2575
PAGE 3 OF THE DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS.
2. 1/2" IRON RODS LOCATED AT ALL PROPERTY CORNERS
UNLESS NOTED OTHERWISE.
3. COORDINATES BASED ON 1983 NORTH AMERICAN DATUM
FOR THE TEXAS SOUTH CENTRAL ZONE 4201.
4. STREETScape TREE PLANTING WILL BE COMPLETED DURING
BUILDING STAGE.

WASTEWATER ECU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS
(EDU) SHALL BE FOR THE WATER SYSTEM UNDER THE PLAT NUMBER
ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.



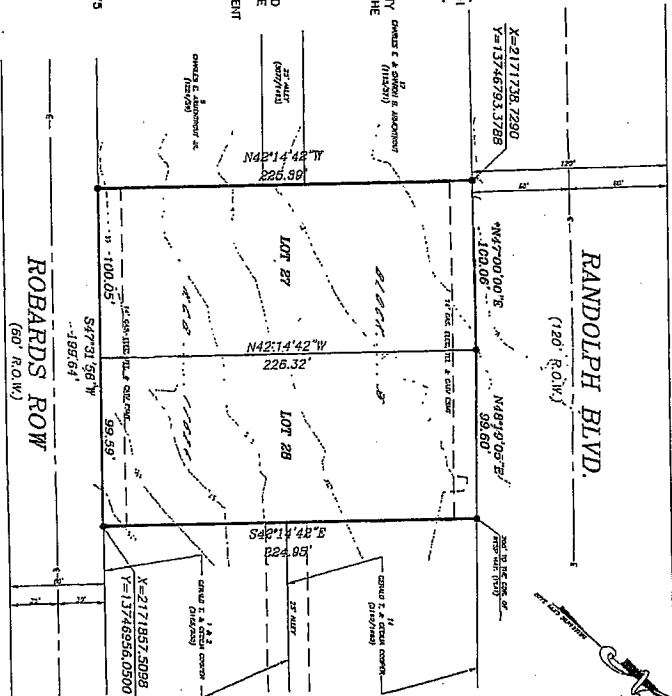
BUTZ
LAND
SURVEYING

3600 KINGSWAY RD.
ST HELENA, TX 78109-9718
PHONE: 210-497-1389
FAX: 210-497-1334
JOS NO. 07-153 DATE: 06/21/07 09:58 AM FILED



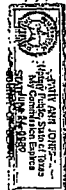
AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PART OF THE EASEMENT OF ROBERTS ROW (SECOND UNIT)
AS SHOWN IN VOLUME 2575 PAGE 3 OF BEXAR COUNTY PLAT AND DEED RECORDS.



REPLAT

THE CITY OF SAN ANTONIO AS A PART OF ITS DUTY AND THE STATE OF TEXAS
DO HEREBY CERTIFY THAT THE PLAT OF THE EASEMENT OF ROBERTS ROW (SECOND UNIT)
AS SHOWN IN VOLUME 2575 PAGE 3 OF BEXAR COUNTY PLAT AND DEED RECORDS
IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE RECORDING ACT BECAUSE OF
ILLEGALITY OF COPY OR PHOTO COPY DISCLOSED PAPER, ETC.



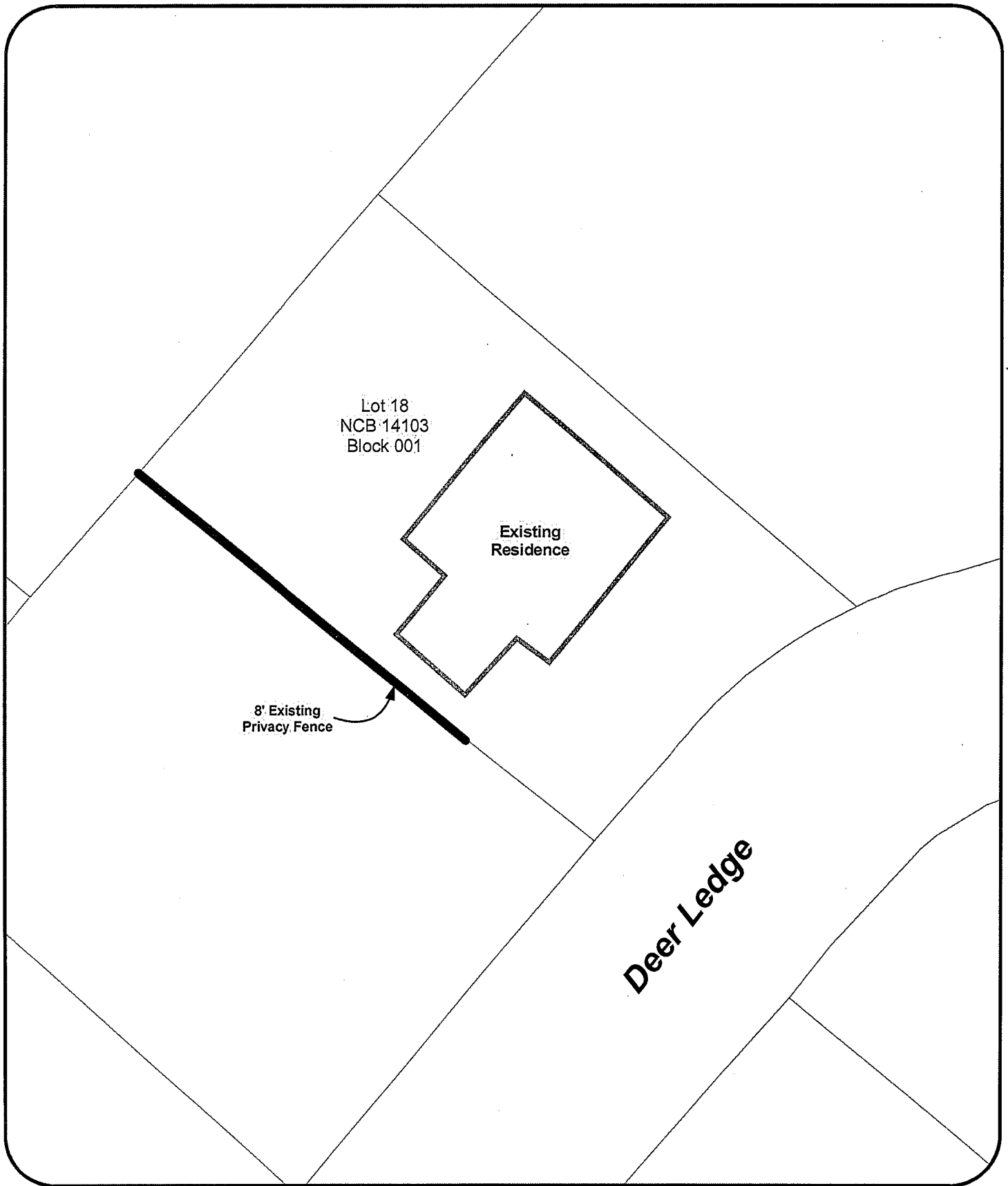
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, the undersigned authority, on this 22 day of June
A.D. 2024, personally appeared John Doe, known to me and
known to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me and to the undersigned authority
that he executed the same for the purposes and consideration therein
expressed.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, the undersigned authority, on this 22 day of June
A.D. 2024, personally appeared John Doe, known to me and
known to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me and to the undersigned authority
that he executed the same for the purposes and consideration therein
expressed.

BEING Lots 3-4, 15-16, and the adjacent 200' of a 25' alley,
and being 0.255 acre of land, located in Vol. 3104, Pg. 1355;
Vol. 3177, Pg. 2070; & Vol. 3165, Pg. 799) out of Block 36,
N.C.B. 17624 of Roberts Texas (Second Unit) - City of San
Antonio, Bexar County, Texas as recorded in Volume 2575,
Page 59 of the Deed and Plat Records of Bexar County, Texas.

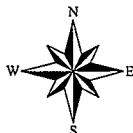
REPLAT OF
ROBERTS TEXAS
(SECOND UNIT)

PLAT NO. 070591



Board of Adjustment

**Plot Plan for
Case A-08-099**



Scale: 1" approx. = 30'
Council District 8

2811 Deer Ledge St.

City of San Antonio
Planning and Development Services Department
(09/25/2008)
R.R.M.

Board of Adjustment - Case No. A-08-99

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Vincent Zapata
Lot 18, Block 1, NCB 14103
2811 Deer Ledge Street
Zoned: "R-5" Residential Single-Family District

The applicant is requesting a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height, in order to keep an existing side yard fence at a height of 8 feet along the southwest side property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

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Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

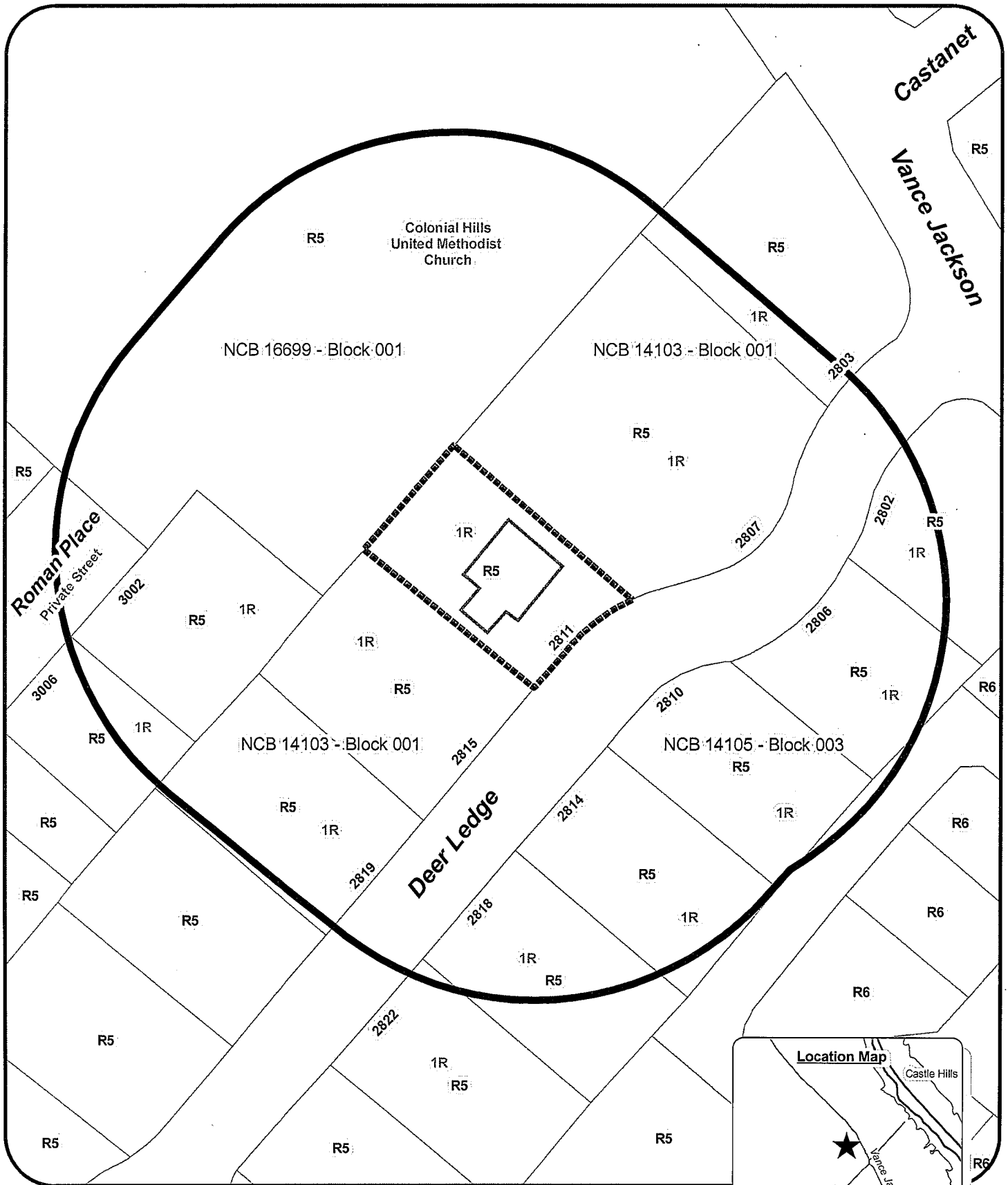
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

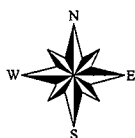
Comments/Comentarios: _____

A-08-99



Board of Adjustment

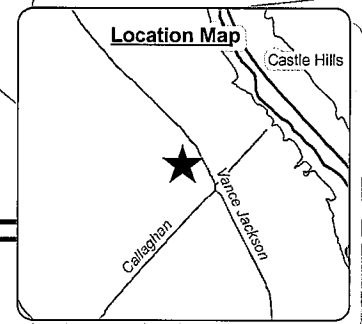
**Notification Plan for
Case A-08-099**



Legend

Subject Property 
200' Notification Buffer 

Scale: 1" approx. = 80'
Council District 8



City of San Antonio
Planning and Development Services Department
(10/02/2008)
R.R.M.

CASE NO: A-08-99

Board of Adjustment – October 20, 2008

Applicant: Vincent Zapata

Owner: Vincent & Monica L Zapata

Request(s): The applicant is requesting a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height, in order to keep an existing side yard fence at a height of 8 feet along the southwest side property line.

Legal Description: Lot 18, Block 1, NCB 14103

Address: 2811 Deer Ledge

Zoning: "R-5" Residential Single-Family District

Existing Use: Single-Family Residence

Neigh. Assoc: Vance Jackson Neighborhood Association

Neigh. Plan: None

Section of the City Code from which this variance is requested:

35-514 Fences: Side yard fences in residential zoning districts shall be no taller than 6 feet.

Background: The subject property is located on Deer Ledge Street, near the corner of Deer Ledge and Vance Jackson. The surrounding properties are occupied by single-family residences, except for the property abutting to the rear, which is occupied by a church. The surrounding zoning is entirely "R-5" Residential Single-Family District. The applicant is seeking the requested variance in order to keep an existing side yard fence on the southwest property line at a height of 8 feet. The fence was originally built without permits and the applicant was cited on July 22, 2008. The applicant has since obtained the necessary permits to erect a 6-foot tall side and rear yard privacy fence. This investigation is the result of a citizen complaint.

Recommendation: The intent of the maximum fence height requirement in rear and side yards is to allow property owners to screen and secure their property, while also allowing for openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. Typically, a 6-foot tall solid screen fence is deemed sufficient to provide the desired screening between residences. However, in this case an 8-foot tall solid screen fence appears to be justifiable, due to the unique topography of the side-yard of the subject property. The area is characterized by a fairly consistent west to east negative slope, resulting in a noticeable difference in elevation between the ground floor elevation of the subject property and the abutting lots. Considering the intent of the fence height standards, it appears that the requested variance is reasonable. Staff recommends **approval** of the requested variance.

Case Manager: Jacob Floyd, Planner (210) 207-8318



Bexar County 2ft Contour Interactive Map



LAYERS

- ☒ All Layers
- ☒ Political Boundaries
- ☒ Transportation
- ☒ Hydrology
- ☒ General
- ☒ Bexar County 2ft Co
- ☒ 2007 Aerial Photog

Refresh Map

☒ Auto Refresh

Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to r
- A visible group/layer, click to h
- A visible layer, but not at this s
- A partially visible group, click t
- An inactive layer, click to make
- The active layer.

Download
Contours

Welcome to the City
of San Antonio's latest
Interactive Map
Service.

Disclaimer

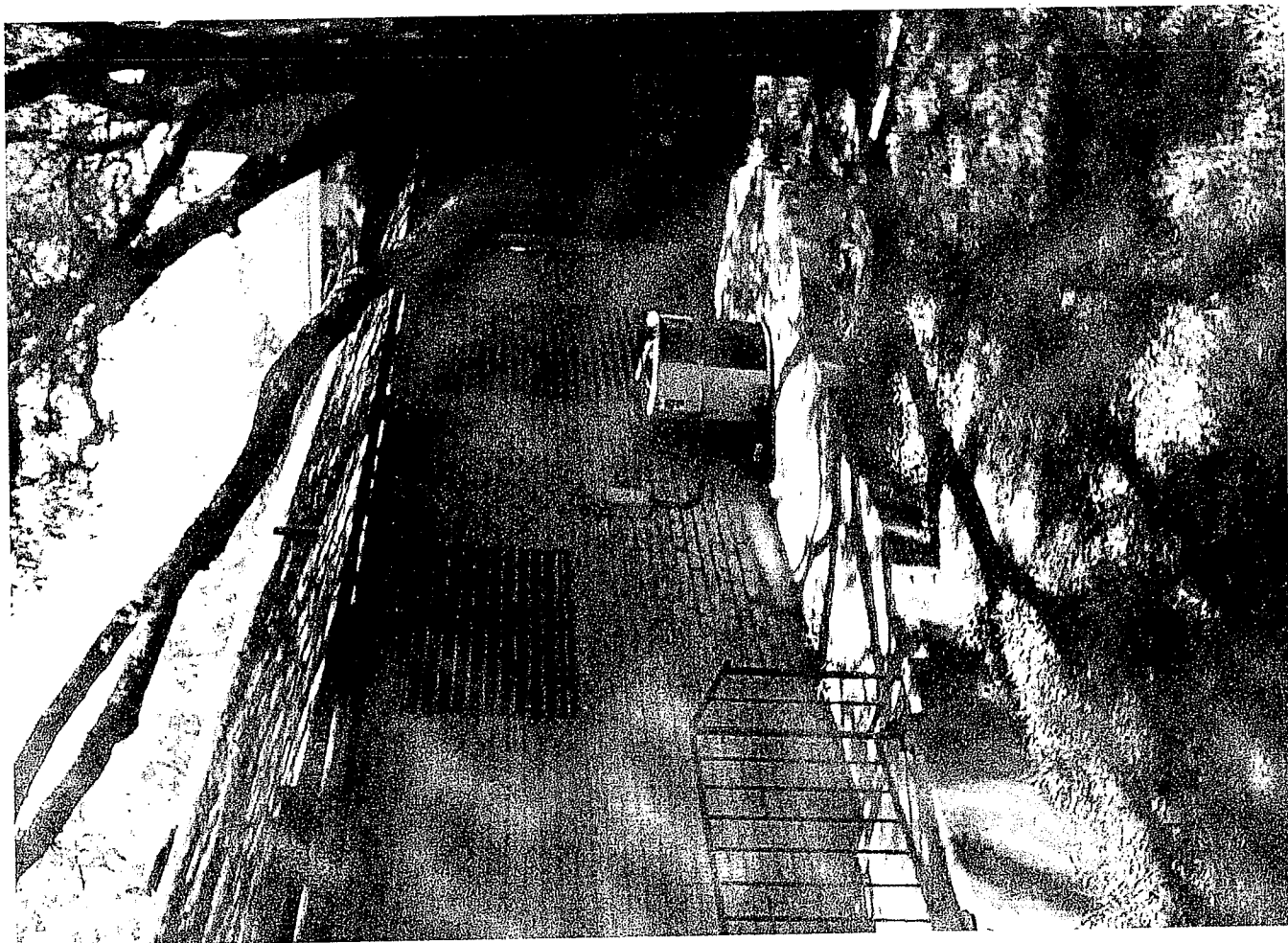
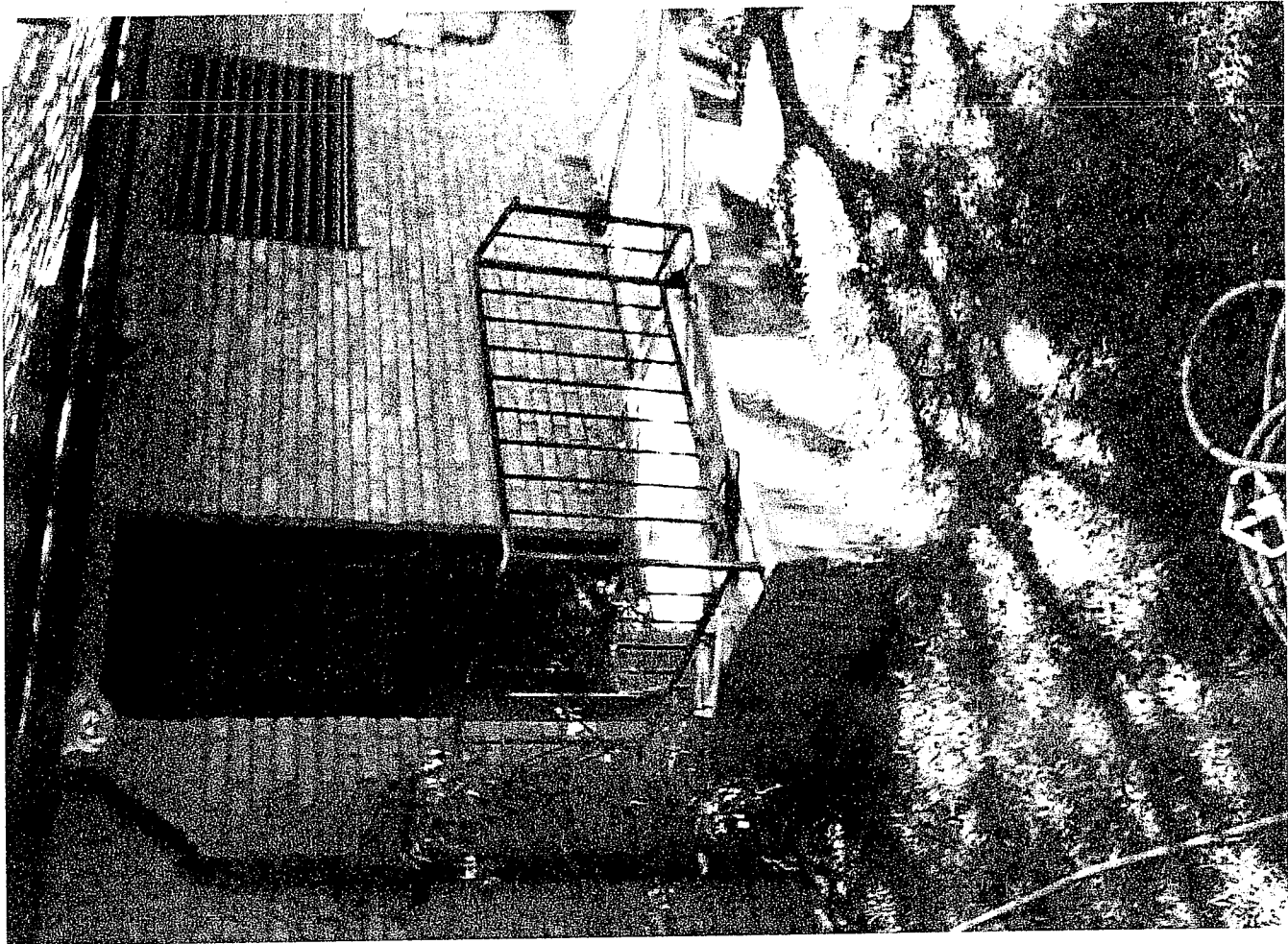


Copyright COSA GIS 2002 -2008

Zoom Out

[SA Community Portal](#) [Map Services](#) [Disclaimer](#) [Help](#) [Contact Us](#)

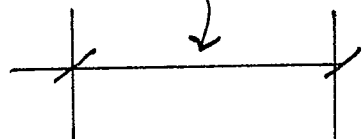
Attachment 1.



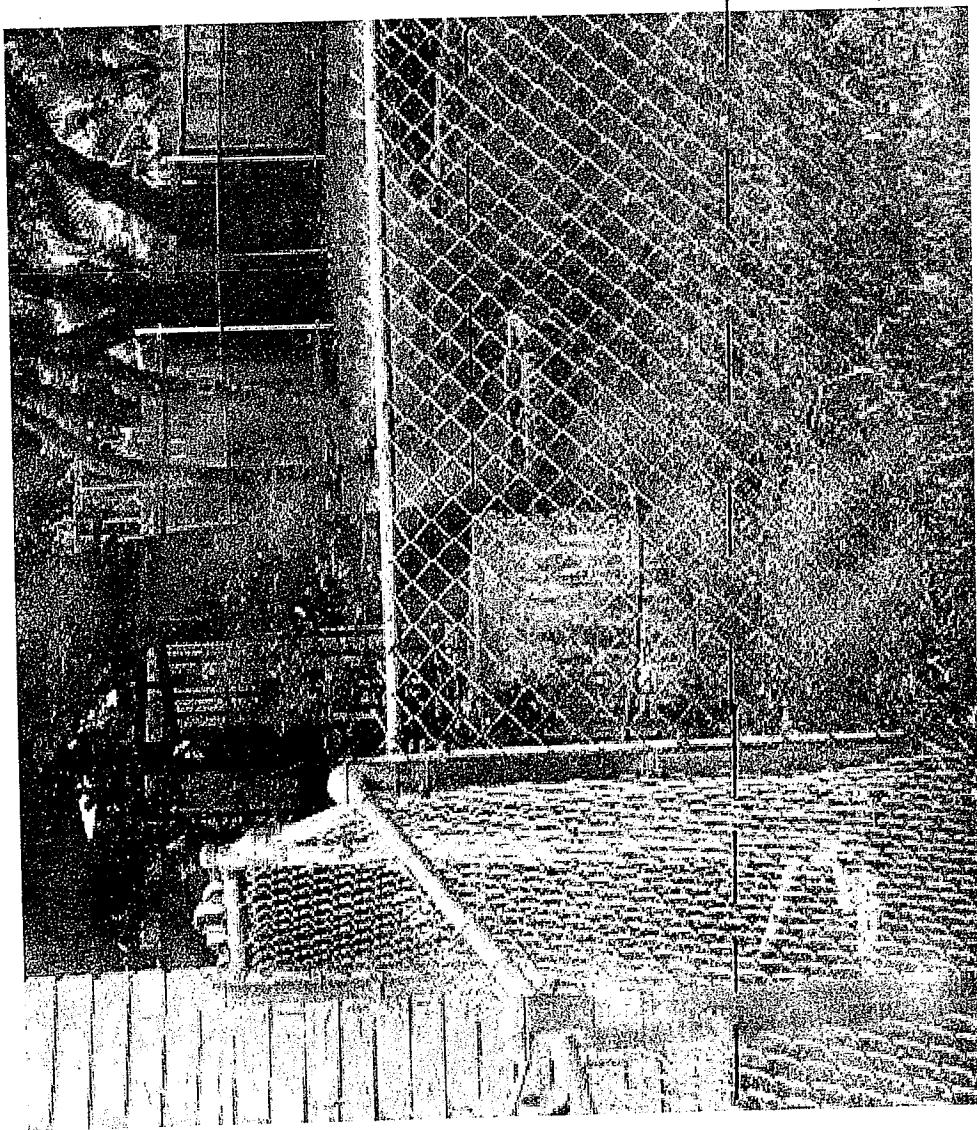
Attachment 2.

Attachment 3.

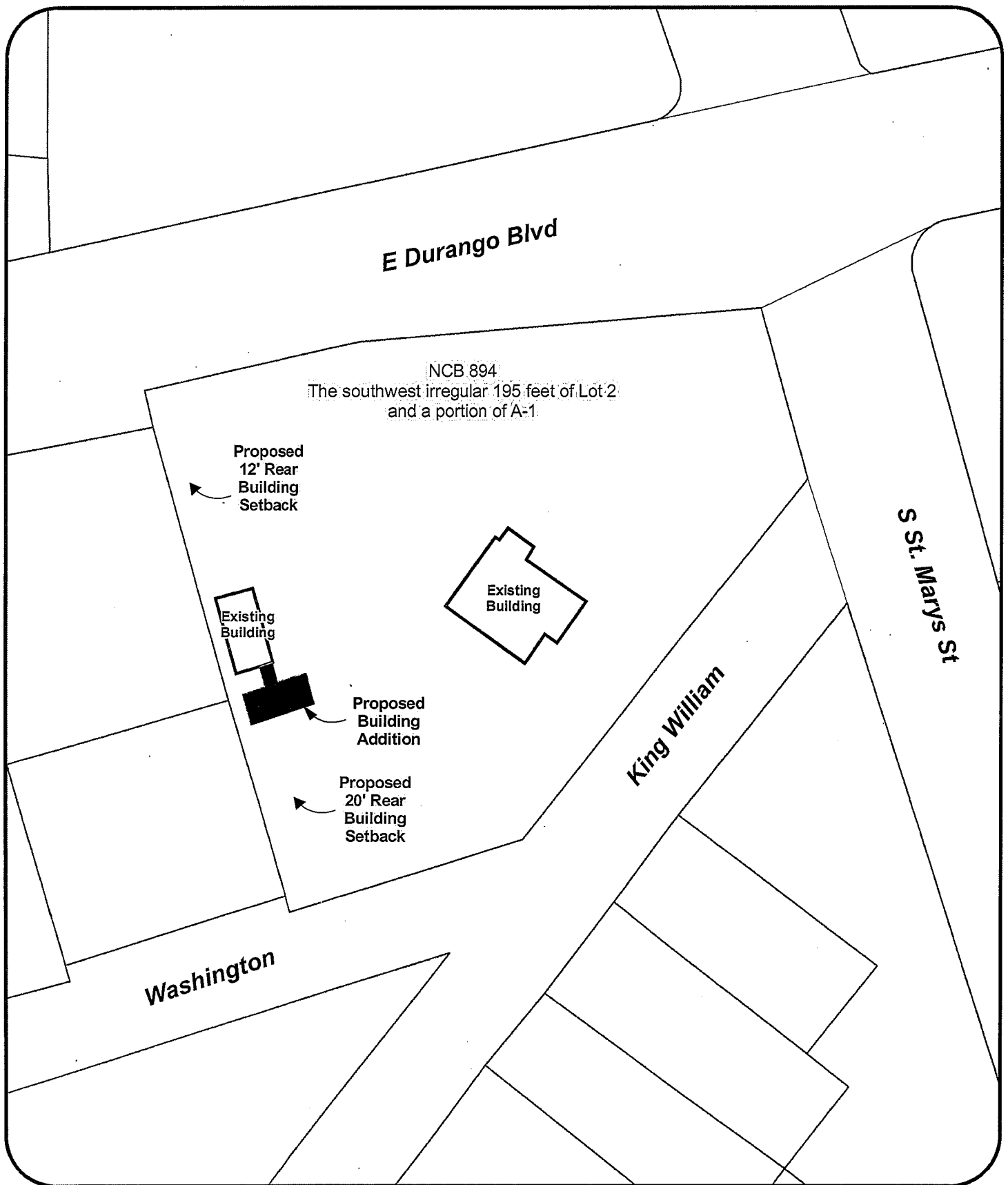
height of ground floor of house
2'-6"



Total height difference = 4'-6"
Topo = 2'



Roof height = 4'-0"



Board of Adjustment

**Plot Plan for
Case A-08-101**



Scale: 1" approx. = 60'
Council District 1

107 King William St.

City of San Antonio
Planning & Development Services Department
(09/18/2008)
R.R.M.

Board of Adjustment - Case No. A-08-101

October 6, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 6, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - San Antonio Conservation Society

The southwest irregular 195 feet of Lot 2 and Pt of A-1, NCB 894

107 King William Street

Zoned: "H HE O-2 S RIO-4" Historic Exceptional Office Historic River Improvement Overlay District-4 with a Specific Use Authorization for a Museum.

The applicant is requesting 1) an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in "O-2" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line and 2) a 4 parking space adjustment from the parking standard that an 8675 square foot office requires a minimum of 29 parking spaces in order to allow 25 parking spaces.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

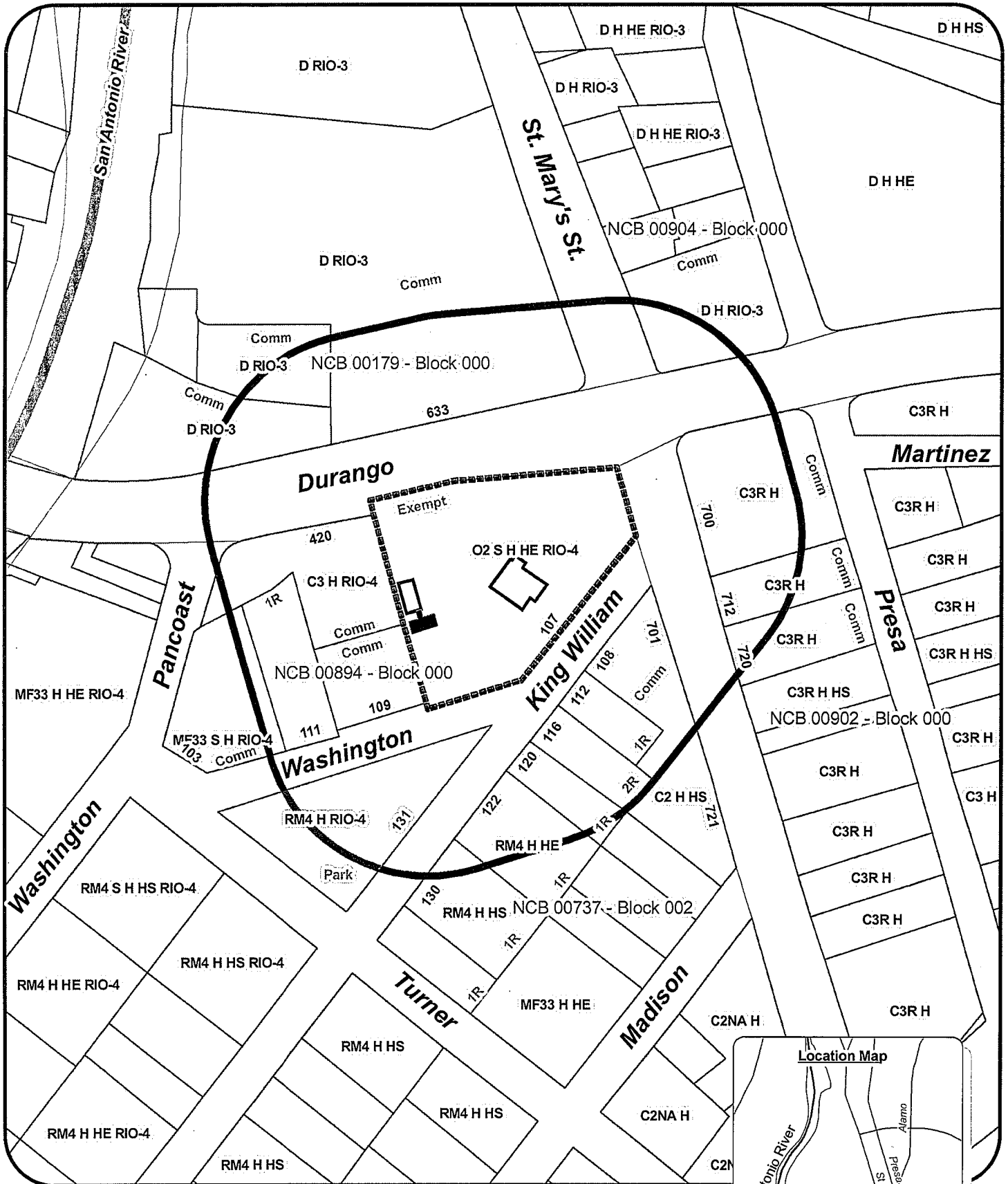
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion



Comments/Comentarios: _____

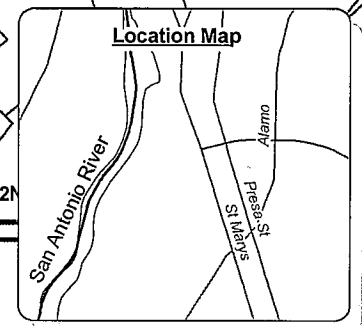
A-08-101



Board of Adjustment
Notification Plan for
Case A-08-101



Legend
 Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 150'
 Council District 1



City of San Antonio
 Planning & Development Services Department
 (09/15/2008)
 R.R.M.

CASE NO: A-08-101

Board of Adjustment – October 6, 2008

Applicant: San Antonio Conservation Society

Owner: San Antonio Conservation Society

Request(s): The applicant is requesting 1) an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in "O-2" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line and 2) a 4 space parking adjustment from the parking standard that office uses of 8,675 square feet of gross floor area have 29 spaces, in order to allow 25 parking spaces.

Legal Description: The Southwest Irregular 195 feet of Lot 2 and Pt of A-1, NCB 894

Address: 107 King William Street

Zoning: "H HE O-2 S RIO-4" Historic Exceptional Office Historic River Improvement Overlay District-4 with a Specific Use Permit for a Museum

Existing Use: Office

Neigh. Assoc: King William Neighborhood Association

Neigh. Plan: Downtown Neighborhood Plan

Sections of the City Code from which these variances are requested:

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 20-foot side setback is required in "O-2" zoning districts when abutting residential zoning or uses.

Section 35-526 Parking and Loading Standards, Table 35-526 (b) Parking in Nonresidential Use Districts: The minimum vehicle spaces for an office shall be no less than 1 space per 300 square feet of gross square footage.

Background: The subject property is located on King William Street, bound by East Durango Boulevard to the north, South St. Mary's Street to the east, and Washington Street to the south. The property is zoned O-2 and is occupied by a structure that serves as the main office for the San Antonio Conservation Society. A mixture of zoning and uses surrounds the subject property, including C-3, D, RM-4 and MF-33. The subject property itself abuts two lots to the west, zoned MF-33 and C-3, respectively. The applicant is seeking a variance from the side yard setback requirement in order to erect a 2470 square foot addition to the historic structure on the west side of the subject property, also known as the Stuemke Barn, that will serve as a storage area for historic materials. A portion of the proposed addition would encroach into the required setback between the subject property and the MF-33 zoned property to the west, hence this particular request. The applicant is also seeking an adjustment from the requirement that office uses require 1 parking space per every 300 square feet of gross floor area. The applicant cites fairly low volumes of vehicles in the parking lot at any given time and a desire to preserve the existing grounds as rationale for this request.

Recommendation: The intent of the front and side setback requirements are to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. The proposed addition to the "Stuemke Barn" on the subject property would encroach into the required side setback between O-2 and MF-33 zoning. Staff believes that, in this case, the encroachment of the addition would not create a situation where the overcrowding of the lot would occur. Although the zoning of the lot in question to the west of the subject property is indeed zoned MF-33, it is being utilized strictly as a parking lot for the commercial use to the north. The lot itself is irregularly shaped which creates a hardship similar to that of a topographical hardship in that development on the lot is already limited by the layout. Staff also believes being that the lot to the west is not currently being utilized for residential uses, that the first variance request is reasonable.

As per section 35-526 of the UDC, offices are required to provide no less than 1 parking space per every 300 square feet of gross floor area. The aggregate gross floor area for the offices on the subject property totals 8,675 square feet, which would require that the total parking spaces be no fewer than 29. The request to reduce the total number of parking spaces to 25 also appears to be a reasonable request. The applicant stated in the application that one reason for the request for the reduction of the required parking spaces is due to the desire to maintain the existing open space and existing vegetation on the subject property. Also, they cite a relatively low volume of traffic (10 employees and an average of 1.3 visitors per day) as rationale for the request. The 25 spaces requested would seem to satisfy this parking demand, and eliminate any undesirable on-street parking situations. Therefore, staff recommends **approval** of the side setback variance request and **approval** of the parking space adjustment request.

Case Manager: Mike Farber, Planner (210) 207-3074

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-101

Hearing Date: October 6, 2008

Property Address: 107 King William Street

Zoning: O-2 S H HE RIO-4

Type / Scope of BOA Request:

1) an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in "O-2" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line; and 2) a 4 parking space adjustment from the parking standard that an 8,675 square foot office requires a minimum of 29 parking spaces in order to allow 25 parking spaces.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association: King William Association
Neighborhood or Community Plan: Downtown Neighborhood Plan
Neighborhood Conservation District: n/a
Historical District: King William

ANALYSIS STATEMENT

The subject parcel is designated Residential land use in District K of the Downtown Neighborhood Land Use Plan. It is also located within the King William Historic District. District K calls for single family and duplex housing at a maximum density of 12 units per gross acre; continued preservation within the historic district; and maximum density of 40 units per gross acre along low-rise mixed use corridors along S. Alamo and S. St. Mary's Streets.

The property to the west at 109 Washington Street is zoned MF-33, however the existing use on that parcel is a parking lot which serves the C-3 zoned property immediately to the north of the parking lot and adjacent to the west of the subject parcel. Although the subject parcel abuts a residentially zoned lot, the existing use is not residential. In addition, the applicant points to the irregular shape of the subject parcel and adds that by complying with the literal enforcement of the code, the historic nature of the site may be negatively impacted.

The second variance request for 1 parking space per 344 sq. ft. GFA as opposed to the required 1 space per 300 sq. ft. would not necessarily be contrary to public interest given the applicant's description of the low demand for on-site parking. In addition, an expanded number of parking spaces would require the removal of vegetation and added impervious cover.

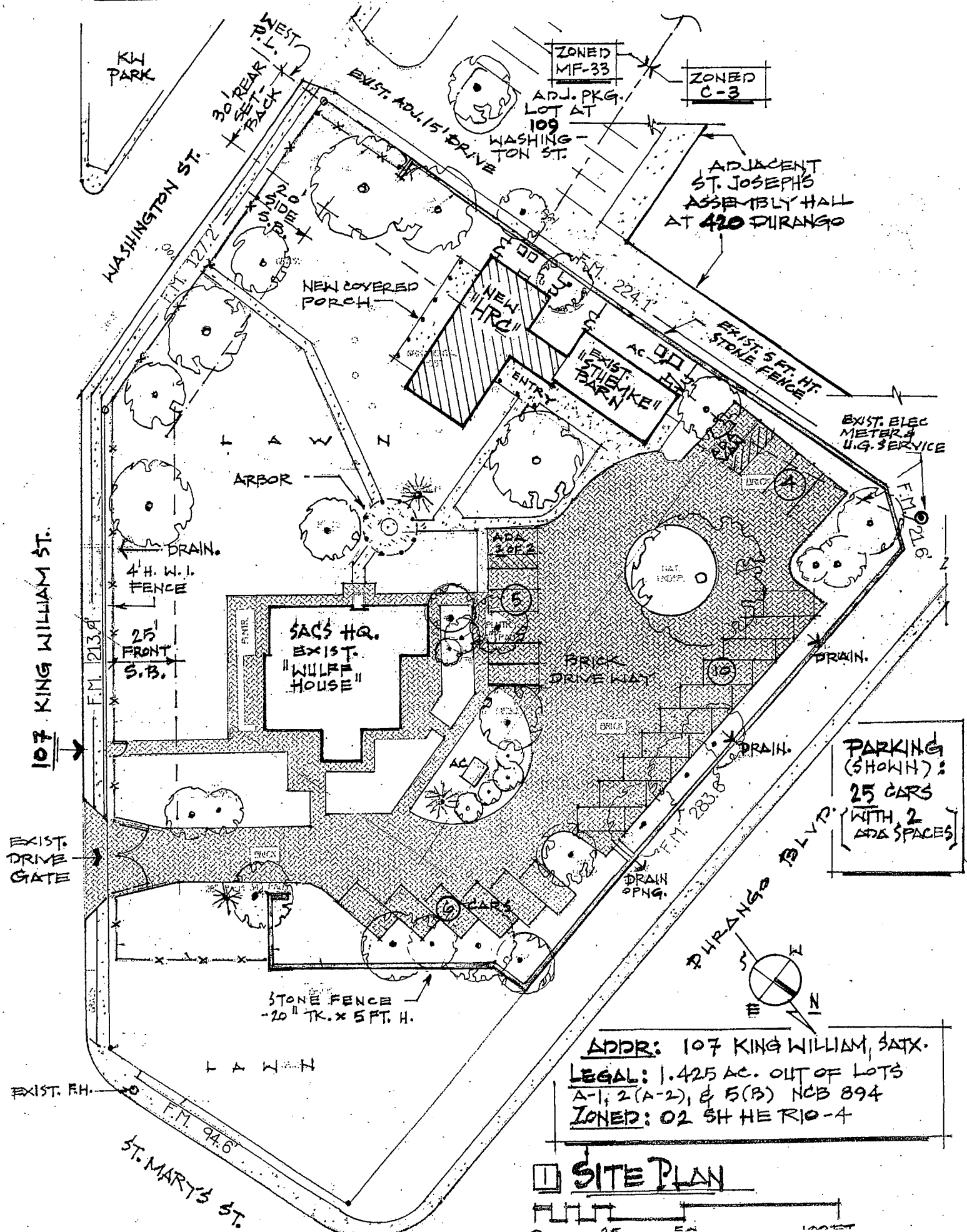
Furthermore, the Historic Division staff of the Planning & Community Development department recommended approval of the applicant's request, as did the Historic & Design Review Commission (HDRC).

RECOMMENDATION

Support Request X Deny Request: _____ Alternate _____
Recommendation Pending Additional Analysis / Information _____

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst
Date Review Completed: September 24, 2008

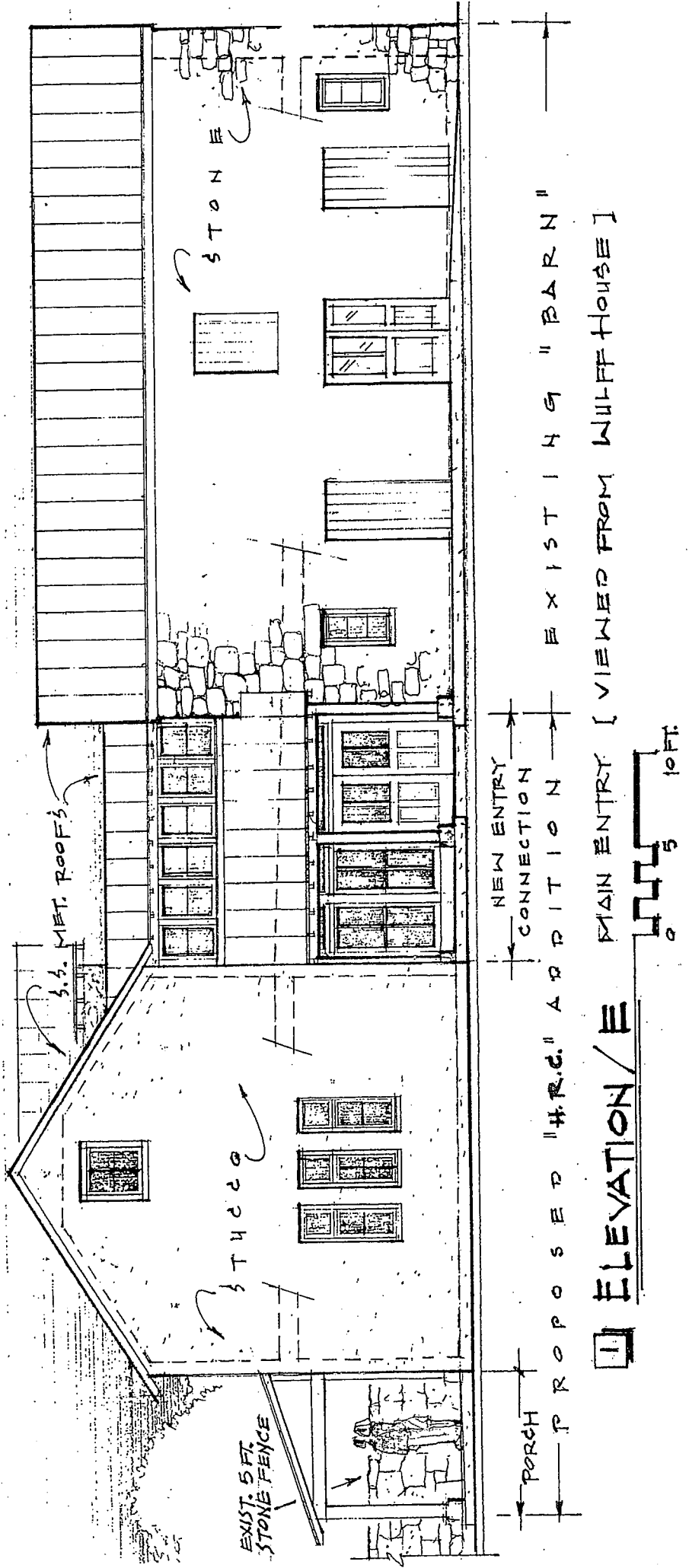


ADDR: 107 KING WILLIAM, SATX.

LEGAL: 1.425 AC. OUT OF LOTS A-1, 2(A-2), & 5(B) NCB 894

ZONED: 02 SH HE R10-4

SITE PLAN



ELEVATION / E

MAIN ENTRY [VIEWED FROM NULFF HOUSE]

EXISTING "BARN"

NEW ENTRY CONNECTION

PORCH

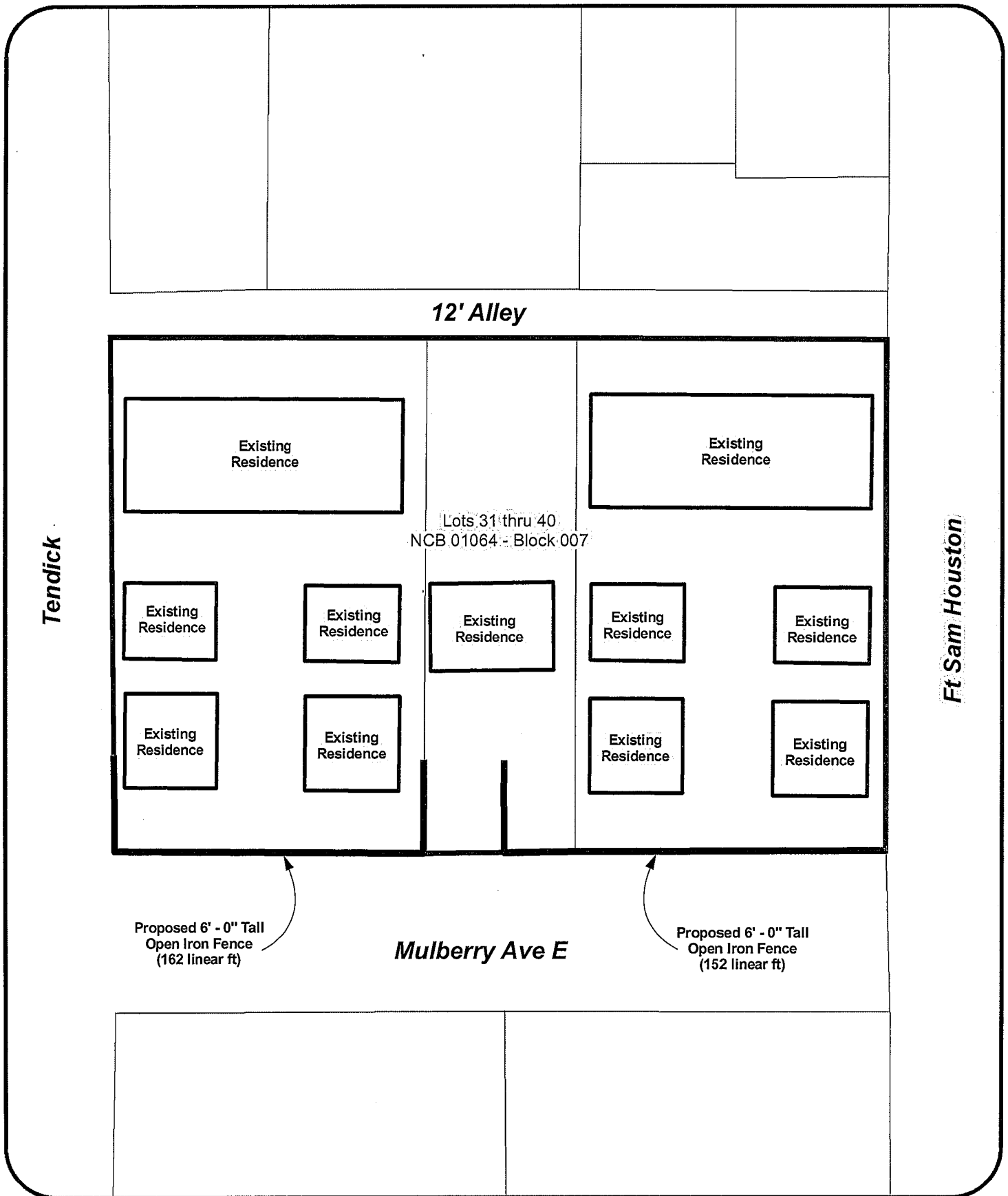
PROPOSED "H.R.C." ADDITION

EXIST. 5 FT. STONE FENCE

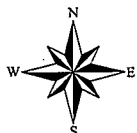
STUCCO

STONE

3.5. MET. ROOF



Board of Adjustment
Plot Plan for
Case A-08-102



1305, 1311, and 1315 Mulberry St E

Scale: 1" approx. = 40'
 Council District 2

Planning and Development Services Dept
 City of San Antonio
 (09/18/2008 - E Hart)

Board of Adjustment - Case No. A-08-102

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Alice M. Martinez

Lots 31 through 40, Block 7, NCB 1064

1305, 1311, and 1315 East Mulberry Avenue

Zoned: "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District

The applicant is requesting a 2-foot, 6-inch variance from the Mahncke Park Neighborhood Conservation District requirement that fences not exceed 42 inches (3 feet, 6 inches) in height both in the front yard and the side yard to a point 10 feet behind the vertical plane of the front façade of the principle dwelling structure, in order to erect a 6-foot tall fence in the front yard and to a point 10 feet behind the vertical plane of the front façade in the side yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

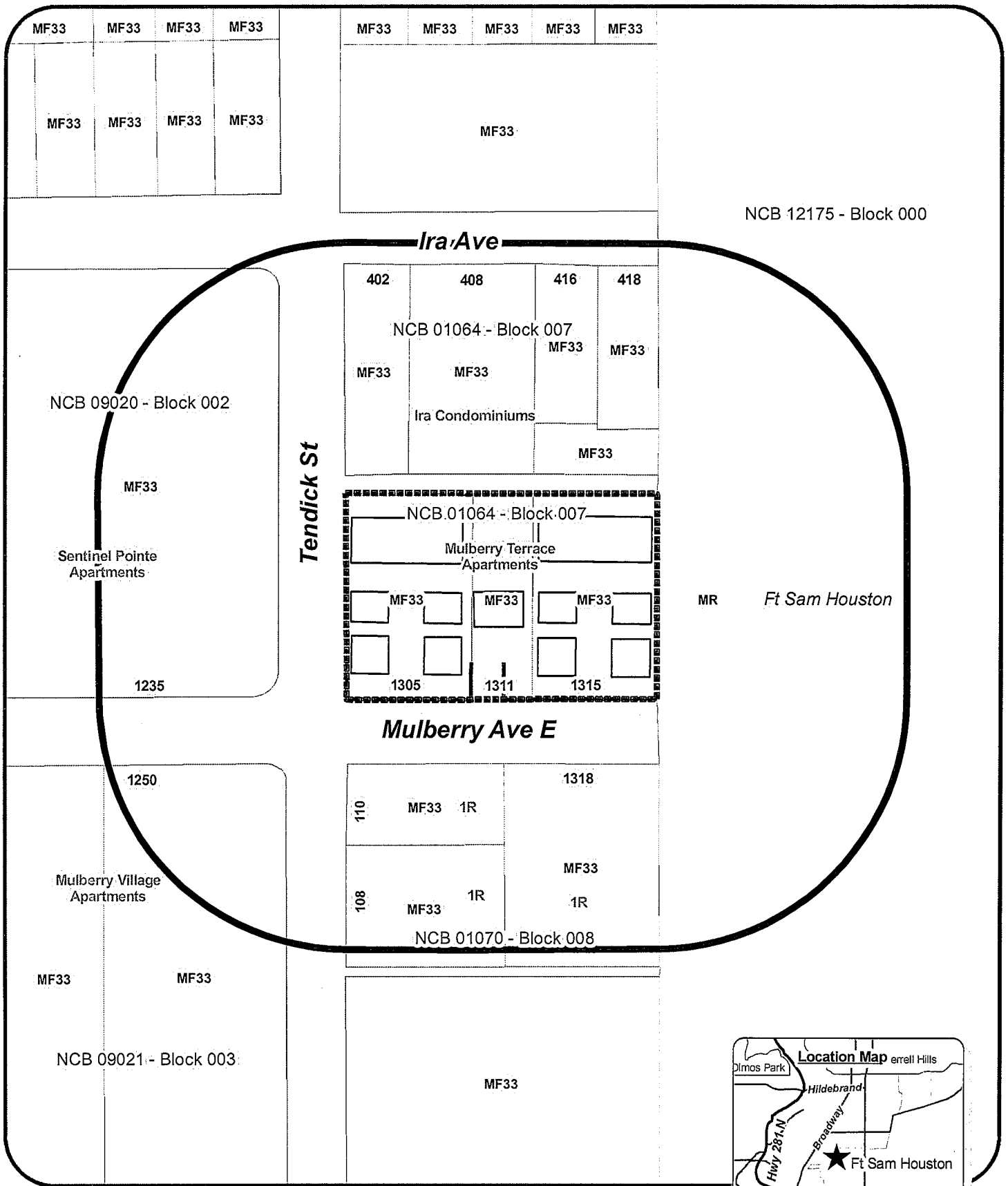
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

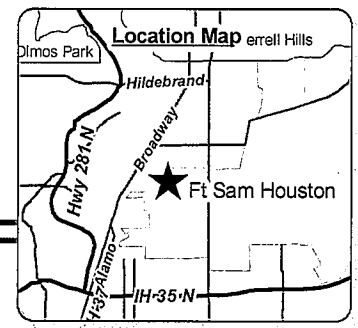
A-08-102



Board of Adjustment
Notification Plan for
Case A-08-102



Legend
 Subject Property [Dashed Line]
 200' Notification Buffer [Thick Solid Line]
 Scale: 1" approx. = 100'
 Council District 2



Planning and Development Services Dept
 City of San Antonio
 (09/18/2008 - E Hart)

CASE NO: A-08-102

Board of Adjustment – October 20, 2008

Applicant: Alice M. Martinez

Owner: Building Portfolio Investments IV LLC

Request(s): The applicant is requesting a 2-foot, 6-inch variance from the requirement that front yard fences not exceed 42 inches (3 feet, 6 inches) in height, in order to erect a front yard fence 6 feet in height.

Legal Description: Lots 31 thru 40, Block 7, NCB 1064

Address: 1305, 1311, and 1315 East Mulberry Avenue

Zoning: "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District

Existing Use: Multi-Family Residential Structure

Neigh. Assoc: Mahncke Park Neighborhood Association

Neigh. Plan: Mahncke Park Neighborhood Plan

Section of the City Code from which this variance is requested:

Mahncke Park Neighborhood Conservation District Plan 2.7.2: New front yard fences and walls shall be not more than forty-two inches in height and separated from the existing sidewalk by not less than two feet.

Mahncke Park Neighborhood Conservation District Plan 2.7.4: For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of side yard fencing shall match the front yard fence height (maximum of 42" per 2.7.2) to a point ten feet behind the vertical plane of the front façade of the principal dwelling structure. From the point ten feet behind the vertical plane of the front façade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

Background: The subject property is located northeast of downtown, east of Broadway and just west of Fort Sam Houston, on the Northeast corner of East Mulberry Avenue and Tendick Street. The lot is occupied by multi-family residences and is zoned MF-33 NCD-6. Multi-family uses abut the property to the north and west, with multi-family zoning surrounding on all sides, save the east, which is Fort Sam Houston. Immediately south of the subject property single-family residential uses occupy lots zoned multi-family residential. The applicant has indicated that the proposed fence is intended to improve the security of the property due to concerns about crime in the area.

Recommendation: The intent of the front yard fence height requirements of the Neighborhood Conservation District is to maintain the predominantly open streetscape that is predominant in the neighborhood by ensuring that front yard fencing, when found to be necessary, complements the structure, promotes visibility, and enhances the pedestrian experience along the sidewalk. The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. There appear to be no special features or physical or topographic conditions where literal enforcement of the fence height standards would result in an unnecessary hardship. Additionally, staff believes that the granting of the requested

variance would alter the essential character of the district and property for which it is sought. Staff recommends **denial** of the requested variance.

Case Manager: Jacob Floyd, Planner (210) 207-8318

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-0102

Property Address: 1305 – 1315 E. Mulberry

Zoning: MF33 – NCD-6

Hearing Date:

Type / Scope of BOA Request:

The applicant is requesting a 2 ½ foot variance from the NCD-6 fence height maximum of 42 inches. The location for this request includes the front of Mulberry and side yard along Tendick Street. The plans call for a 6' (72") fence to surround the apartment complex.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association: Mahncke Park

Neighborhood or Community Plan: Mahncke Park

Neighborhood Conservation District: Mahncke Park

Corridor Overlay District : n/a

ANALYSIS STATEMENT

The subject property is located in the Mahncke Park Neighborhood Conservation District and is situated at the corner of Mulberry and Tendick Streets. The Neighborhood Conservation District specifically addresses the height and type of fencing for the district.

Section 2.7.2 of the Mahncke Park Neighborhood Conservation District document, adopted and in effect beginning January 27, 2008, states "new front yard fences and walls shall be not more than forty-two inches (42") in height and separated from existing sidewalk by not less than two feet (2'-0")." Section 2.7.4 addresses fenestration for corner lots. "For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of side yard fencing shall match the front yard fence height (maximum of 42" per 2.7.2) to a point of ten feet (10'-0") behind the vertical plane of the front façade of the principal dwelling structure. From the point ten feet (10'-0") behind the vertical plane of the front façade, side yard fencing and rear yard fencing shall comply with UDC 35-314 Fences and Walls requirements." The requested variance fails to respect this portion of the Plan. objective. In addition, the request also fails to demonstrate extenuating topographical constraints or similar issues related to the subject parcel for which the literal enforcement of the ordinance would result in unnecessary hardship.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

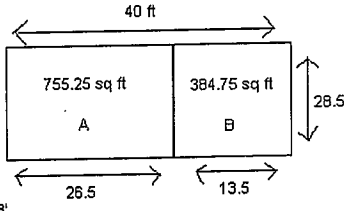
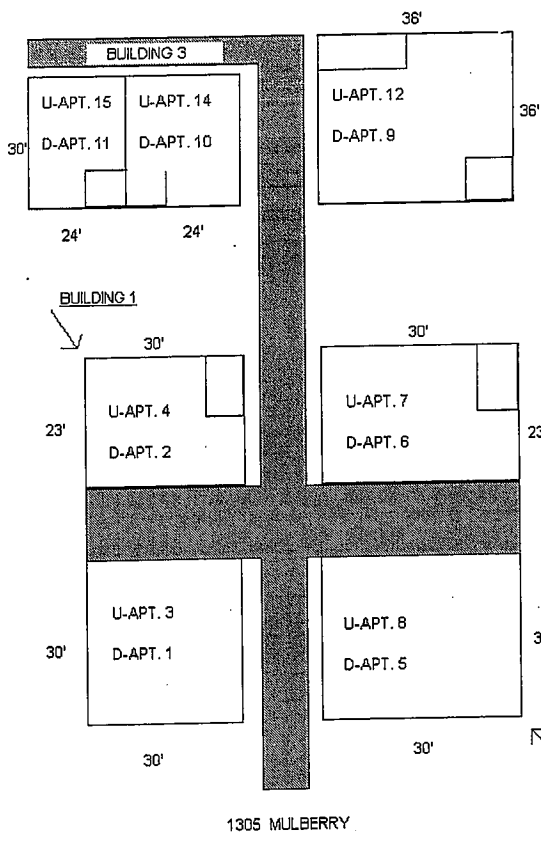
Support Request _____

Deny Request X

REVIEWER INFORMATION

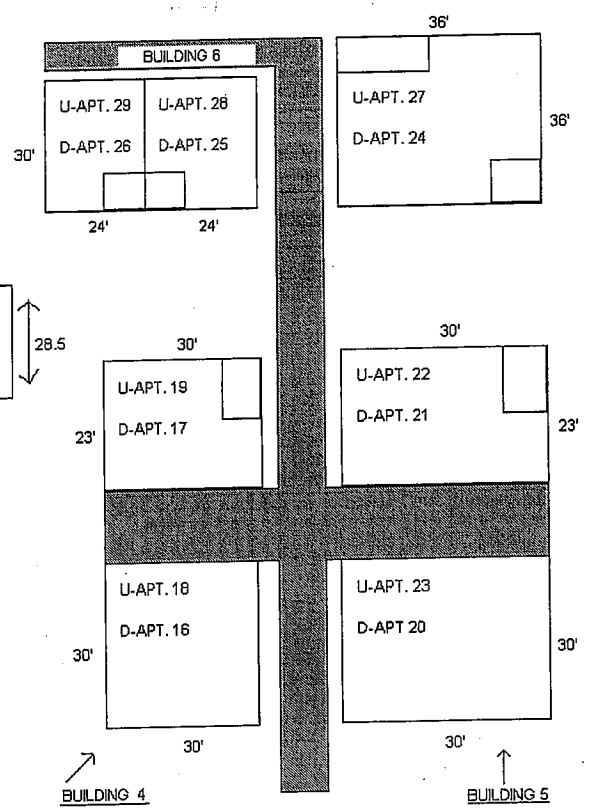
Neighborhood Planner Reviewing: Gary Edenburn, Senior Planner

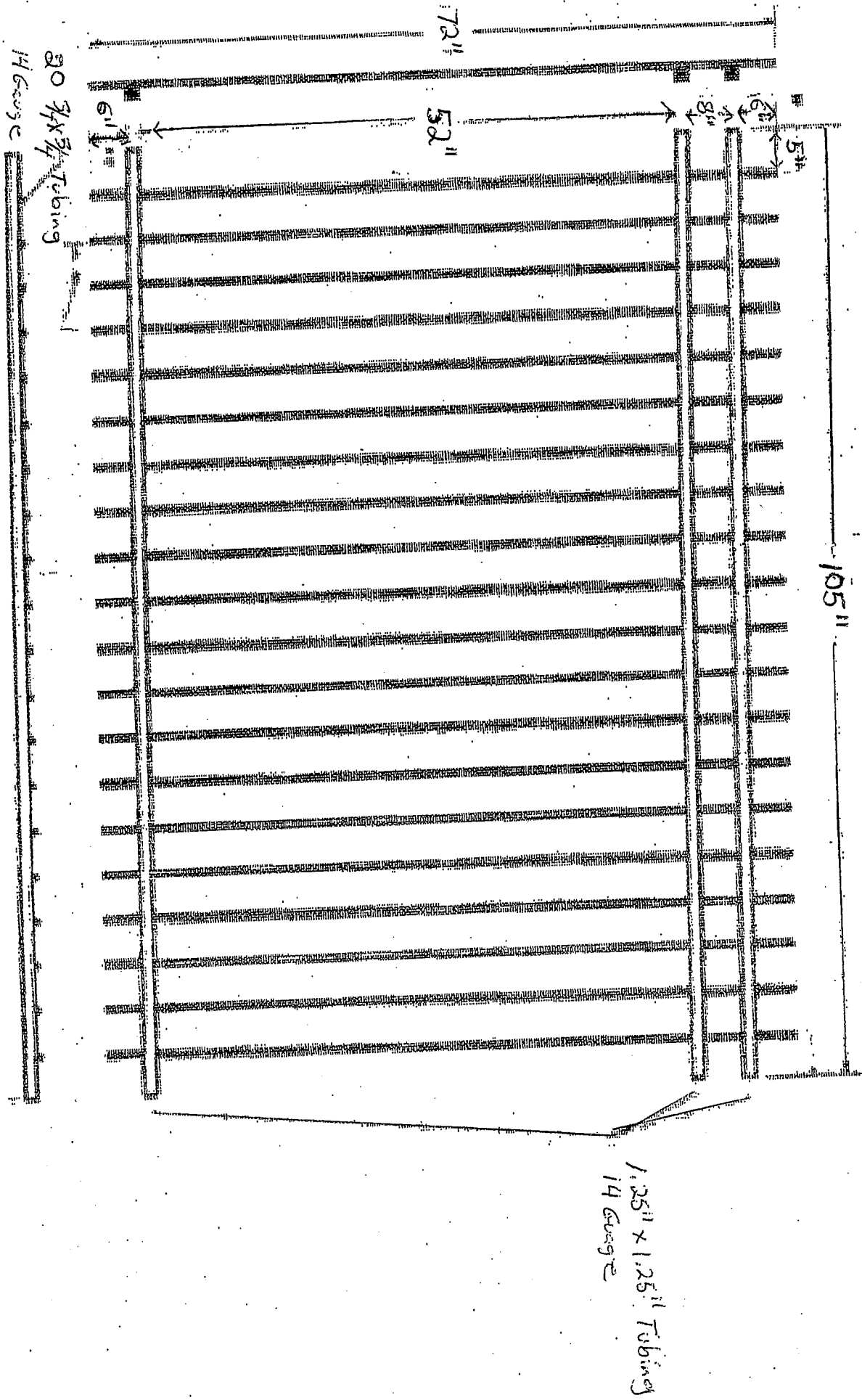
Date Review Completed: 9/22/2008



1311 MULBERRY

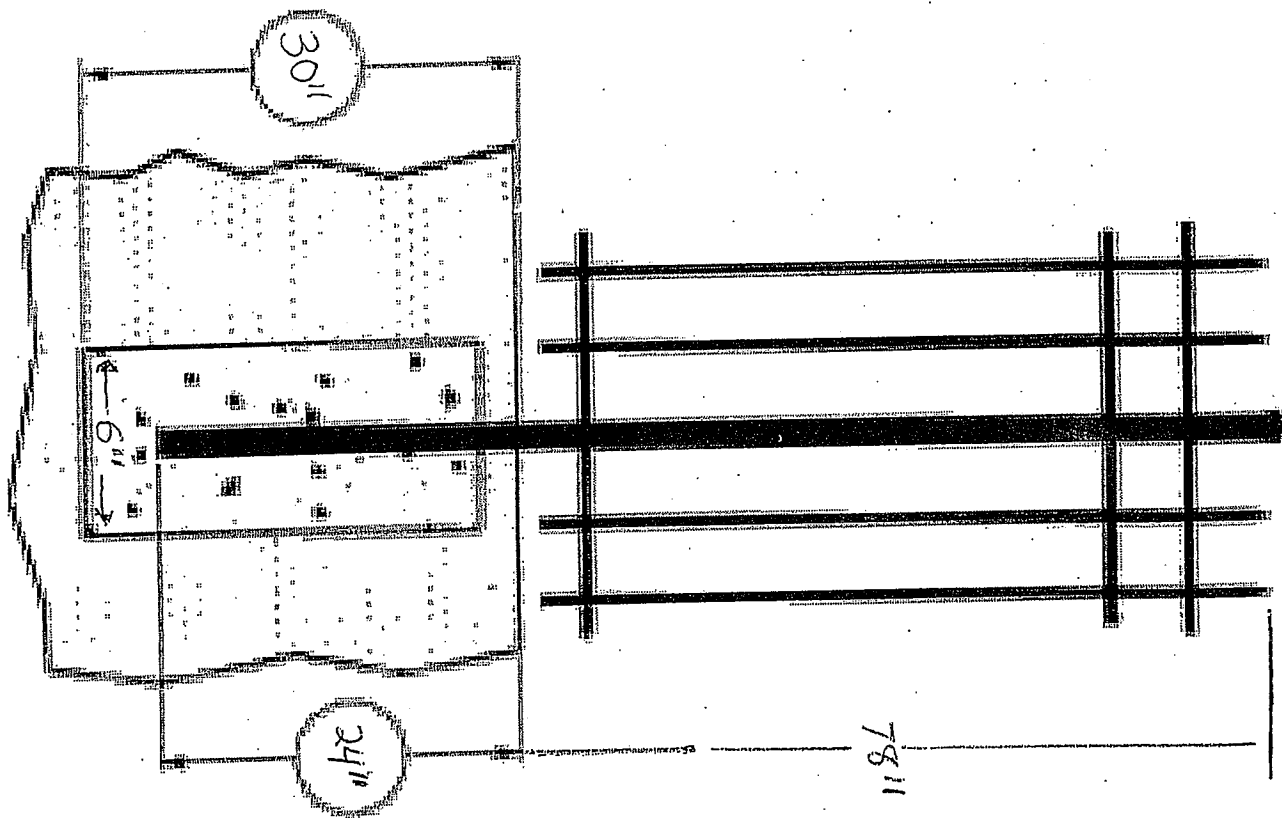
Mulberry





FENCE PANEL CONSTRUCTION
20 crushed Flint Pickets, 3/4 x 3/4 Pickets, 1.25" x 1.25" Rails

1.25" x 1.25" Tubing
14 Gauge



PROJECTSITE. 1305-1311-1315 East Mulberry Ave.

FRONT & LEFT SIDE OF PROPERTY

465' Linear ft of wrought iron fence residential style 6' ft high
3 - Walk gates

MAIN GATE ENTRANCE

1 - Slid gate same as fence style x 20' ft long

Gate opener system includes.

- 1 - Gate opener system 110V. with battery backup
- 1 - Card readers remote
- 1 - Free exit loop
- 1 - Fire dept Emergency lock box
- 2 - Safety loops

Steel fabrication of fence consists.

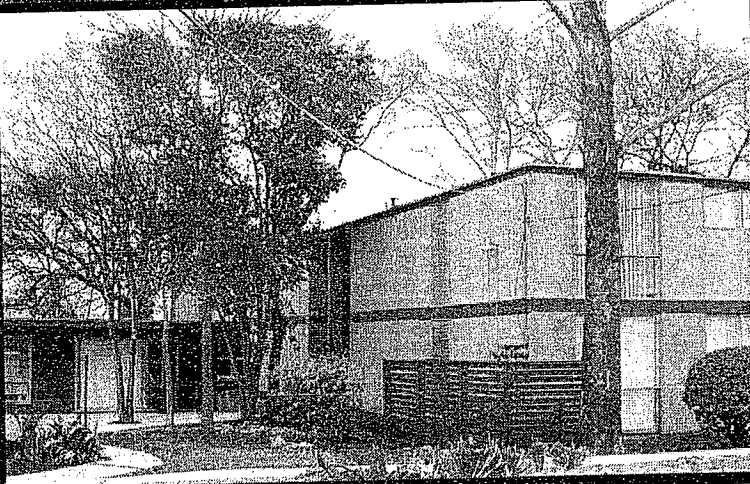
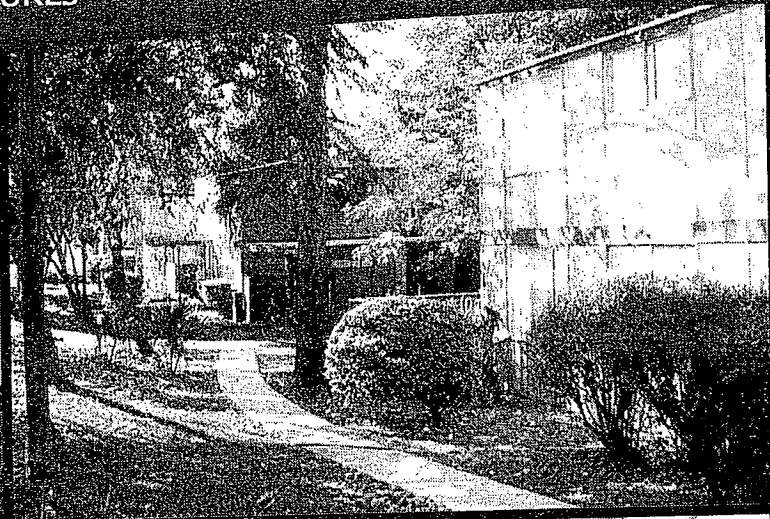
- 2" posts installed in concrete 8' apart 24" deep
 - 1" for fence rail for 2 top & 1 bottom total of 3
 - 1/2" for fence picket with crushed points & welded 5" apart.
 - All steel to be square tube 16g. prime & painted satin black.
-

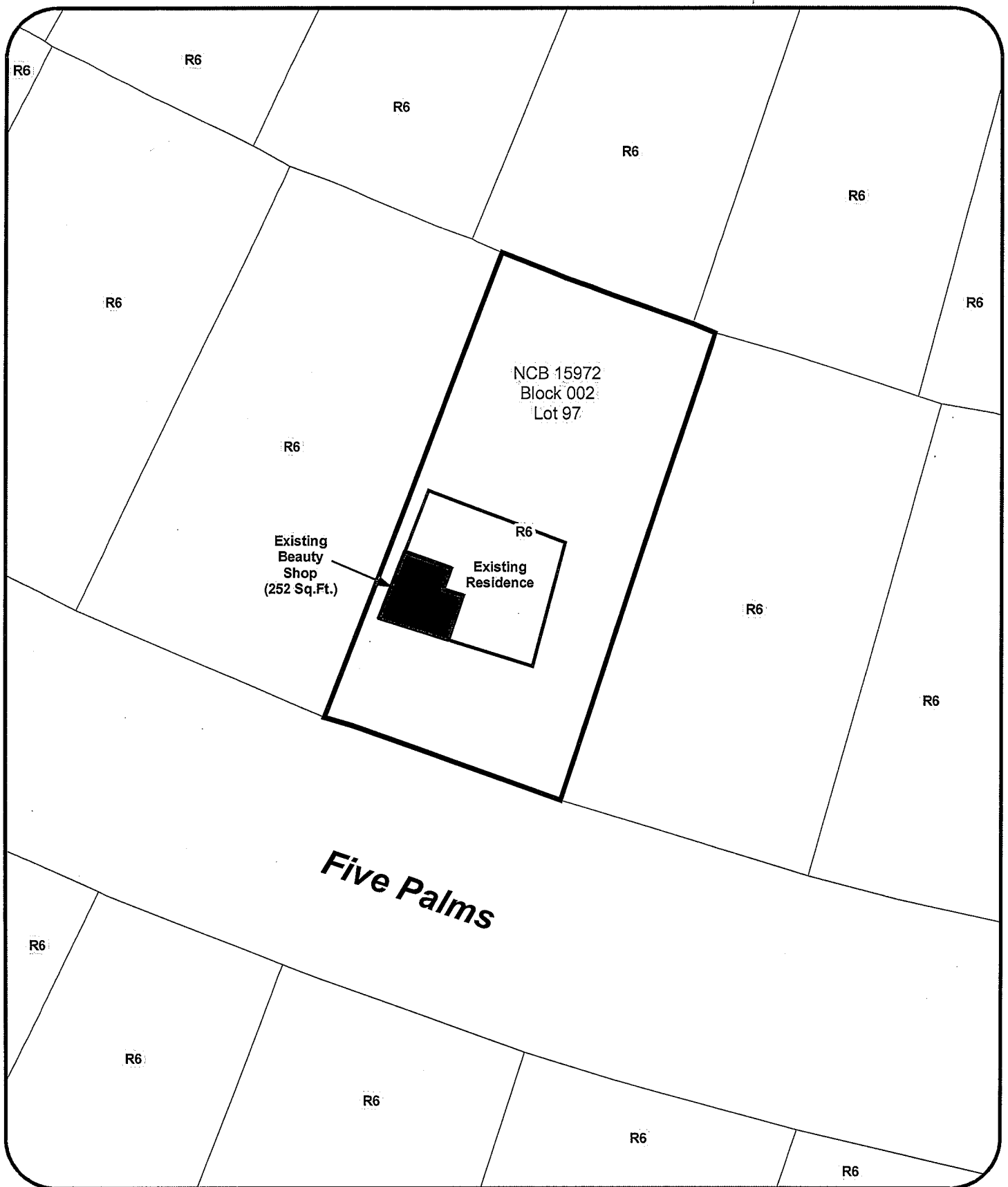


INVESTMENT REALTY CO. LLC

Mulberry Terrace

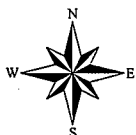
ADDITIONAL PICTURES





Board of Adjustment

**Plot Plan for
Case A-08-106**



Scale: 1" approx. = 30'
Council District 4

8715 Five Palms

City of San Antonio
Planning and Development Services Department
(08/29/2008)
R.R.M.

Board of Adjustment - Case No. A-08-106

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Luis E. Elizardo
Lot 97, Block 2, NCB 15972
8715 Five Palms Drive
Zoned: "R-6" Residential Single-Family District

The applicant is requesting a Special Exception to continue to operate a one (1)-operator beauty shop in a residential area.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

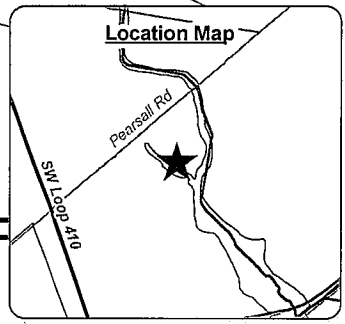
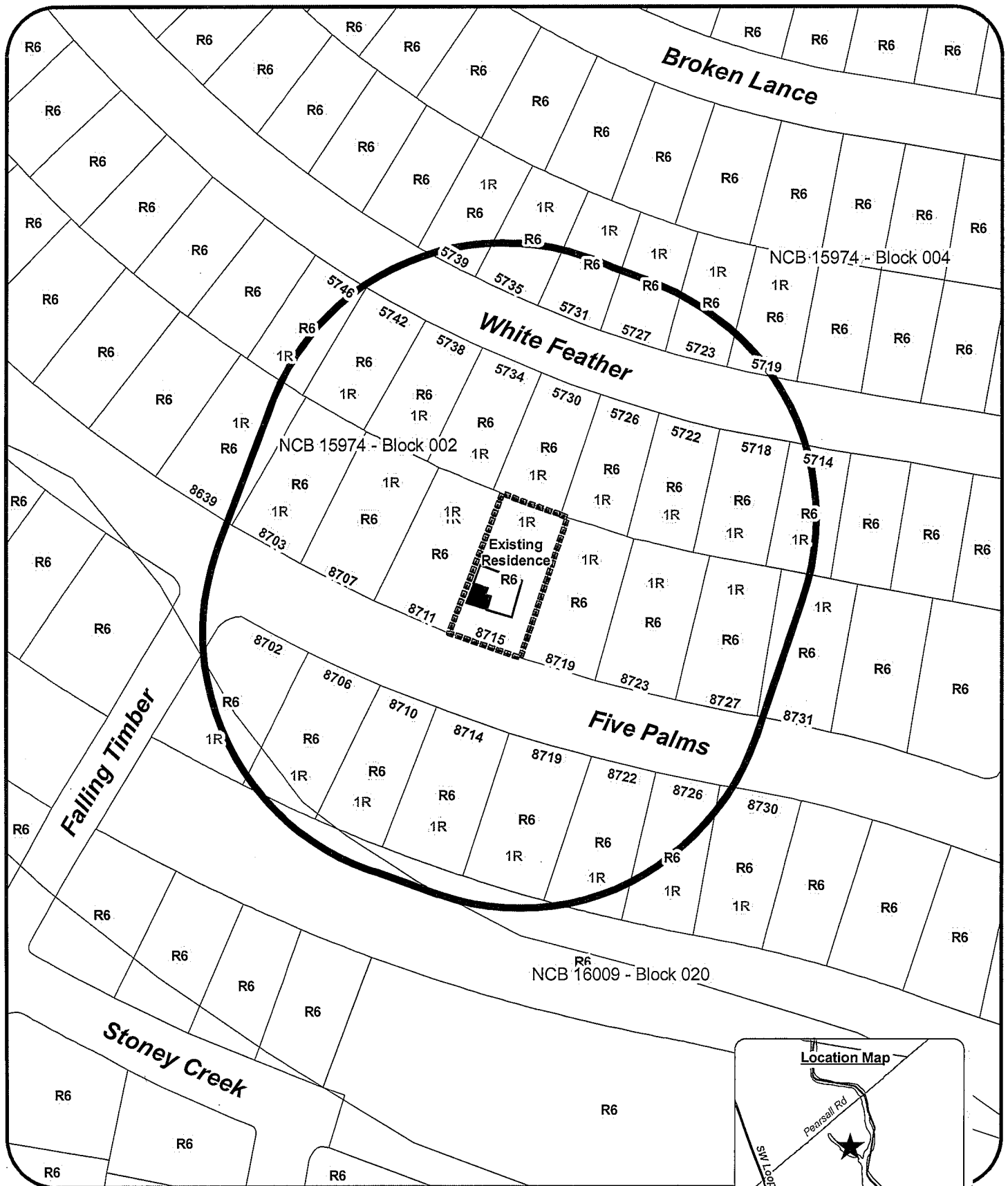
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

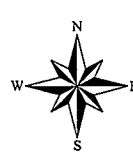
Comments/Comentarios: _____

A-08-106



City of San Antonio
Planning and Development Services Department
(09/29/2008)
R.R.M.

Board of Adjustment
Notification Plan for
Case A-08-106



Legend
Subject Property [dashed line]
200' Notification Buffer [thick black line]
Scale: 1" approx. = 100'
Council District 4

CASE NO: A-08-106

Board of Adjustment – October 20, 2008

Applicant: Luis E. Elizardo
Owner: Luis E. Elizardo
Request(s): A Special Exception to continue to operate a one (1)-operator beauty shop in a residential area.
Legal Description: Lot 97, Block 2, NCB 15972
Address: 8715 Five Palms Drive
Zoning: "R-6" Residential Single-Family District
Existing Use: Single-family residence with a one-operator beauty shop
Neigh. Assoc. Hidden Cove – Indian Creek Southwest Neighborhood Association
Neigh. Plan United Southwest Plan

Section of the City Code from which this special exception is requested

35-399.01 One-Operator Beauty Shops and Barber Shops: Granting of a permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed two (2) years for the initial application, and not to exceed four (4) years for any subsequent application, and only after notice and hearings as provided in this chapter for appeals to the Board of Adjustment. To qualify as a subsequent application, the permit must be applied for prior to the expiration of the previous permit.

Background: The subject property is located within an established single-family residential neighborhood and is occupied by a single-family residence and one-operator beauty shop. "R-6" zoning and uses surround the subject property. The applicant's beauty shop is located at the front of the house in a converted one-car garage. The applicant was previously granted a Special Exception by the Board of Adjustment for this beauty shop on June 20, 2005 and June 5, 2006. The applicant's proposed hours of operation are Monday, Tuesday, Thursday and Friday, 12AM to 7PM; Saturday, 11AM to 6PM; Closed on Wednesdays and Sundays. Total proposed hours per week is 35 hours.

Recommendation: The applicant has indicated she will meet all of the conditions set forth in Section 35-399.01 of the Unified Development Code (A copy of the application has been included with the Board of Adjustment packet). It appears that granting this Special Exception will allow the use of a portion of this property as a beauty shop without altering the residential character of the neighborhood. Staff recommends **approval** of this Special Exception request for a **2-year period of operation**. A 4-year period is not allowable at this time due to the provisions set forth in UDC 35-399.01(i).

Case Manager: Jacob Floyd, Planner (210) 207-8318

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-106

Property Address: 8715 Five Palms

Zoning: R-6

Hearing Date: 10/20/08

Type / Scope of BOA Request:

Special Exception to allow a beauty shop in a residential area.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): Hidden Cove – Indian Creek/ Southwest

Neighborhood or Community Plan: United Southwest Community Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or n/a): n/a

ANALYSIS STATEMENT

The subject parcel is designated Low Density Residential land use in the United Southwest Community Land Use Plan, which is composed of single-family houses on individual lots. Accessory dwelling units are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character.

There are no goals and objectives that specifically address the applicant's request. If the applicant meets all requirements for a special exception and the request is granted, any negative impact on the adjacent residential neighborhood including but not limited to; extended hours of operation, increased traffic, and increased noise, should be considered upon any future special exemption request.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

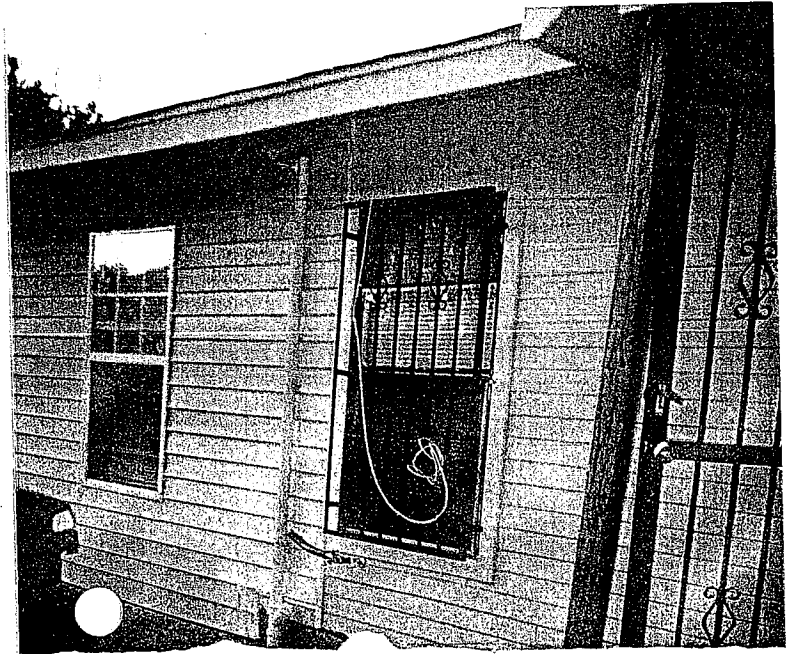
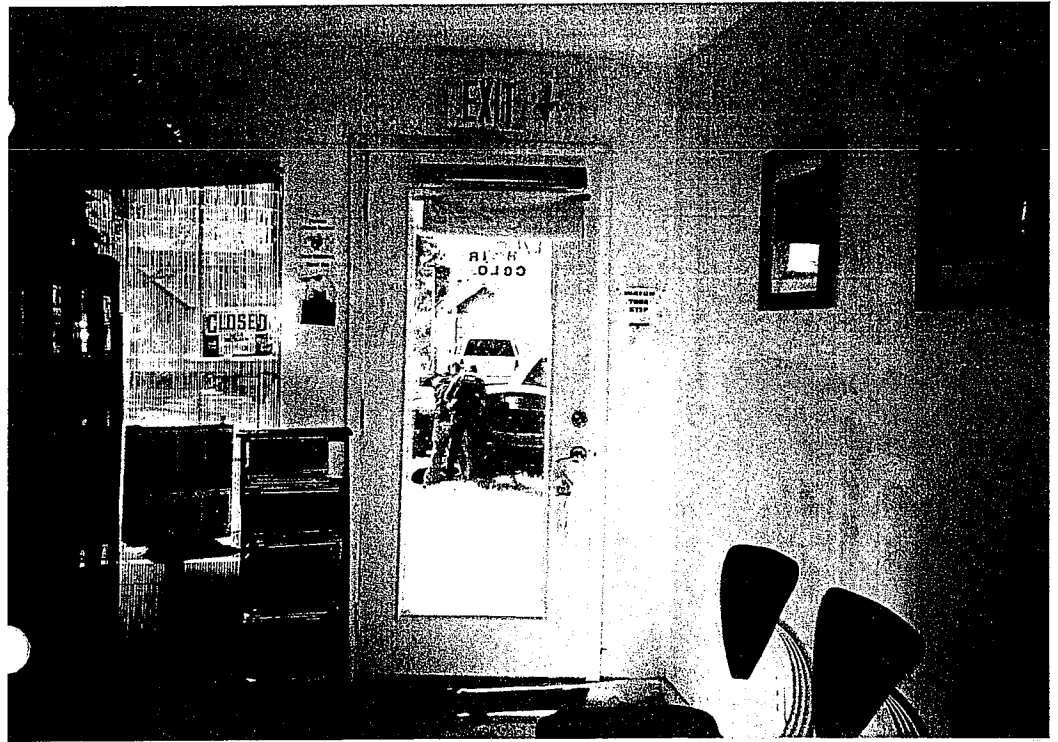
Support Request X

Deny Request _____

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

Date Review Completed: October 1, 2008



Huisache Ave W

Lot 9
NCB 02953 - Block 002

Existing School

Existing Garage

Existing Structure

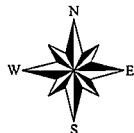
12' Alley

Existing 14' Building Setback
from Rear Property Line
(20' from Alley Centerline)

Proposed 8' Building Setback
from Rear Property Line
(14' from Alley Centerline)

Board of Adjustment

Plot Plan for
Case A-08-107



Scale: 1" approx. = 20'
Council District 1

210 Huisache Ave W

Planning and Development Services Dept
City of San Antonio
(10/06/2008 - E Hart)

Board of Adjustment - Case No. A-08-107

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Craig McMahon

Lot 9, the west 25 feet of Lot 10, and the east 5 feet of Lot 8, Block 2, NCB 2953

210 West Huisache Avenue

Zoned: "H R-4" Residential Single-Family Historic District

The applicant is requesting a 6-foot variance from the requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to erect a structure 14 feet from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

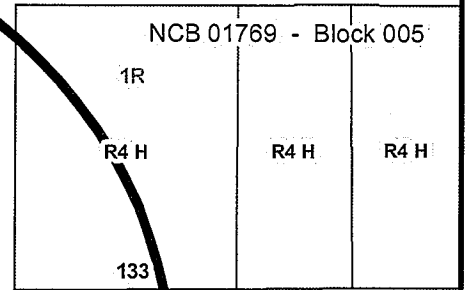
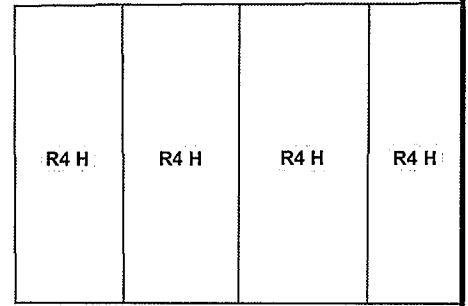
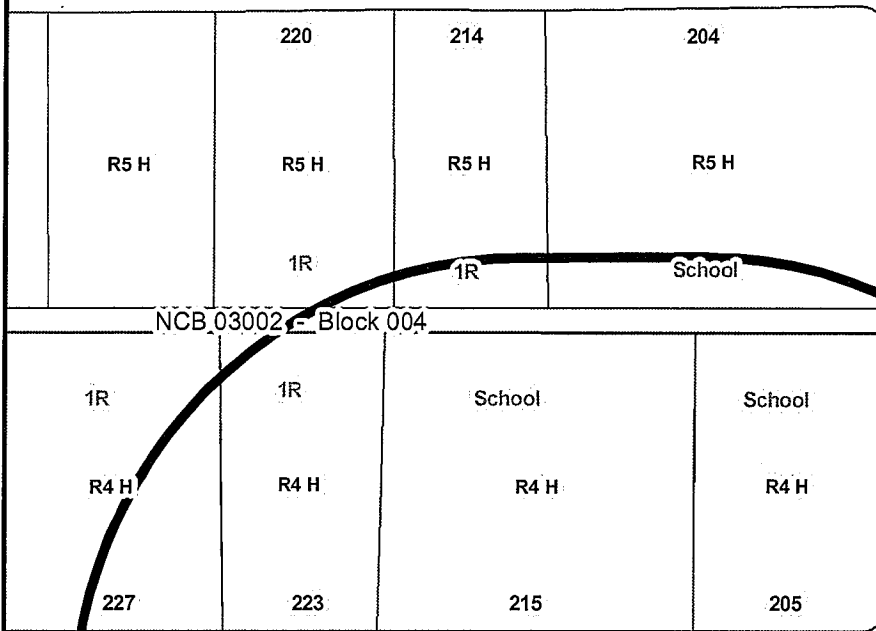
() In Favor/A Favor

() In Opposition/En Oposicion

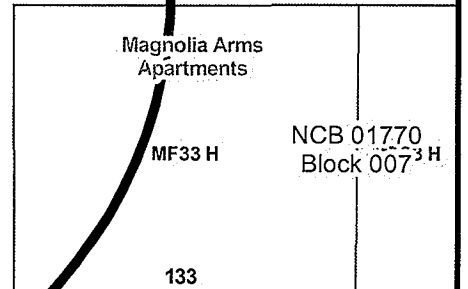
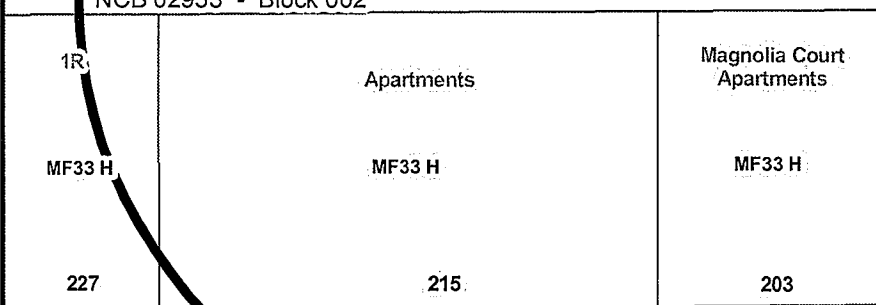
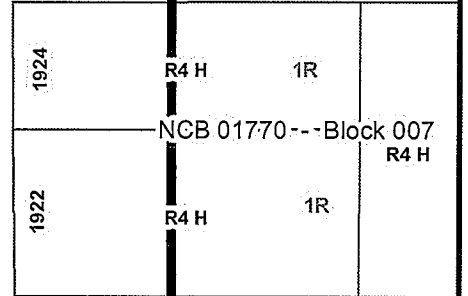
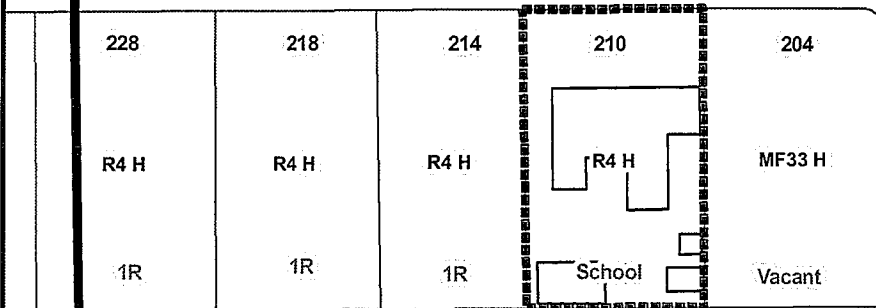
Comments/Comentarios: _____

A-08-107

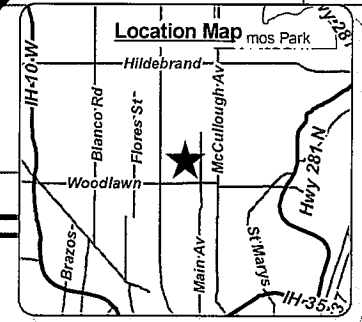
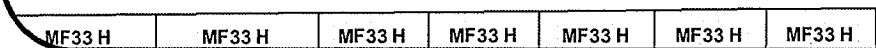
Mulberry Ave W



Huisache Ave W



Magnolia Ave W



Board of Adjustment
Notification Plan for
Case A-08-107



Legend
 Subject Property [dashed line]
 200' Notification Buffer [thick solid line]
 Scale: 1" approx. = 80'
 Council District 1

Planning and Development Services Dept
 City of San Antonio
 (10/06/2008 - E Hart)

CASE NO: A-08-107

Board of Adjustment – October 20, 2008

Applicant: Craig McMahon

Owner: St. Anthony Catholic School

Request(s): The applicant is requesting a 6-foot variance from the requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to erect a structure 8 feet from the rear property line.

Legal Description: Lot 9, the west 25 feet of Lot 10, and the east 5 feet of Lot 8, Block 2, NCB 2953

Address: 210 West Huisache Avenue

Zoning: "H MF-33" Historic Multi-Family District and "H R-4" Historic Single-Family Residential District

Existing Use: Private School

Neigh. Assoc: Monte Vista Neighborhood Association

Neigh. Plan: Monte Vista Neighborhood Plan

Section of the City Code from which this variance is requested:

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 20-foot rear setback is required in "R-4" zoning districts. A minimum 10-foot front setback is required in "MF-33" zoning districts

Background: The property is located on West Huisache Avenue, bound by Belknap Street to the west and Howard Street to the east. The subject property is split-zoned MF-33 and R-4 H, and is occupied by a school facility. A mixture of R-4 and MF-33 zoning exists around the subject property, with several houses and an apartment complex surrounding it. A private school sits to the north across West Huisache Avenue. The applicant is seeking a variance in order to erect a structure that would encroach into the rear setback line of the R-4 zoned portion of the property, to be utilized by the school to the north. Being that an alley sits to the south of the subject property, up to half of the alley's width, 6 feet in this case, can be utilized as a portion of the rear setback, hence the request of 6 feet.

Recommendation: The intent of the rear setback requirement is to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. Considering the current use of the subject property as a school and the multi-family uses abutting to the rear, it does not appear that the proposed structure would conflict with any other structures. Additionally, the alley to the rear of the subject property provides for additional separation between the proposed structure and adjacent properties to the south. Staff finds that the granting of the requested variance would not be contrary to the spirit and intent of the ordinance and therefore recommends **approval** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-107

Property Address: 210 W Huisache Ave

Zoning: R4H

Hearing Date: 10/20/08

Type / Scope of BOA Request:

A 6 ft variance to place a school building within the 20 ft rear yard setback of the R4H zoned portion of the property

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): Monte Vista Historical Association

Neighborhood or Community Plan: Monte Vista Neighborhood Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or n/a): n/a

ANALYSIS STATEMENT

Setbacks are not specifically addressed in the Monte Vista Neighborhood Plan. The allowance of the variance would not be damaging to this area. Surrounding parcels are apartments (MF33H) to the south and residential (R4H) to the north and west and across the street to the east. The original setback distance of 20 ft is to allow for adequate separation between buildings. The property abuts a 12 ft alleyway which allows for sufficient space between the adjacent buildings to the rear (south). Also, the proposed building is situated on two lots which are in the process of being replatted to one.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request X

Deny Request _____

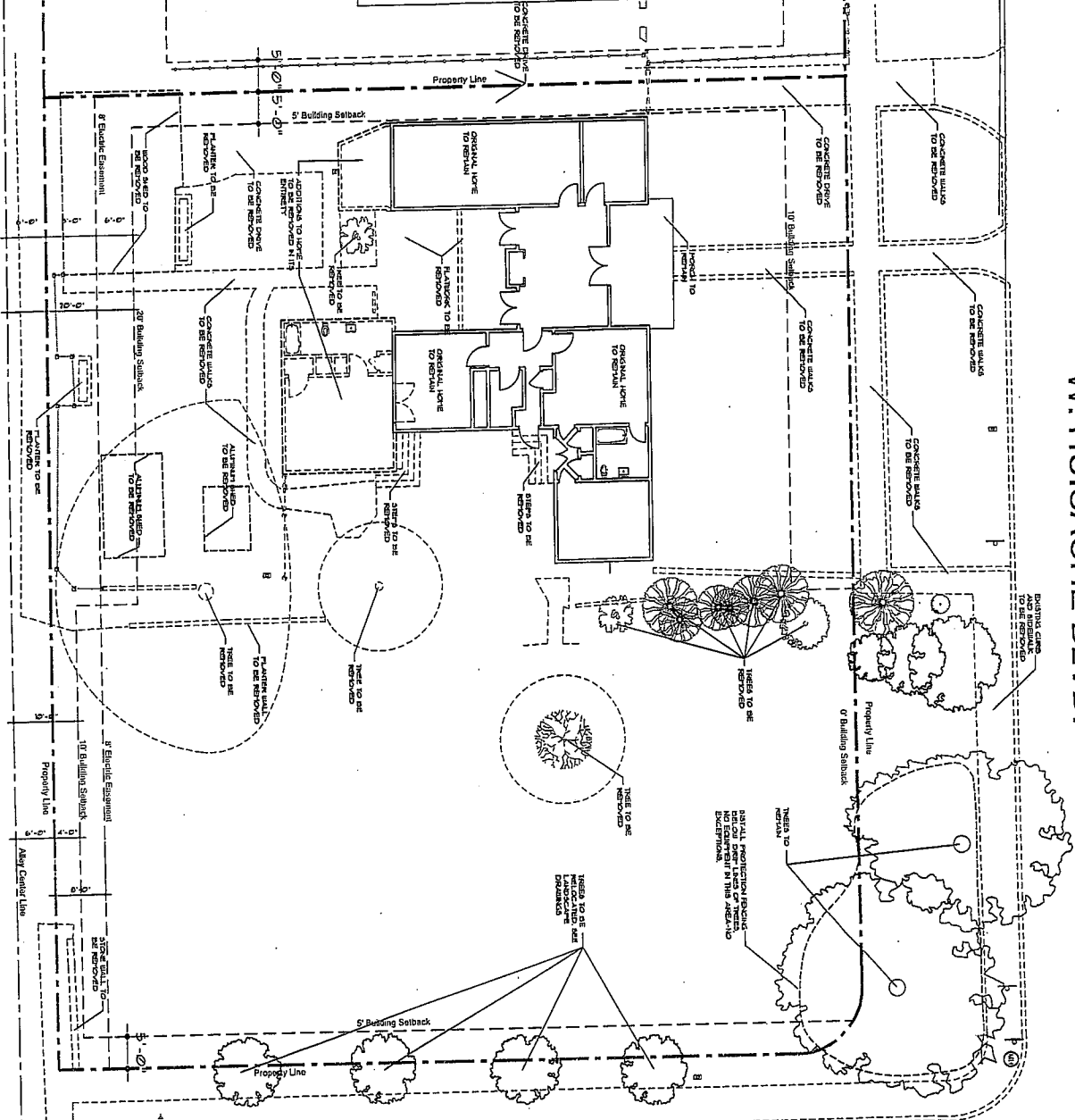
REVIEWER INFORMATION

Neighborhood Planner Reviewing: Brad Smilgin, Planner

Date Review Completed: Sept 29, 2008

W. HUISACHE BLVD.

HOWARD BLVD.



GENERAL NOTES

- DEMOLITION WORK SHALL BE PERFORMED CAREFULLY. PRECAUTIONS TO MINIMIZE IMPACTS TO ADJACENT SCHOOLS AND PROJECT AREAS THEREIN.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, AND THE TEXAS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.
- EXISTING TREES AND PLANTS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE TO EXISTING TREES AND PLANTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, AND THE TEXAS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

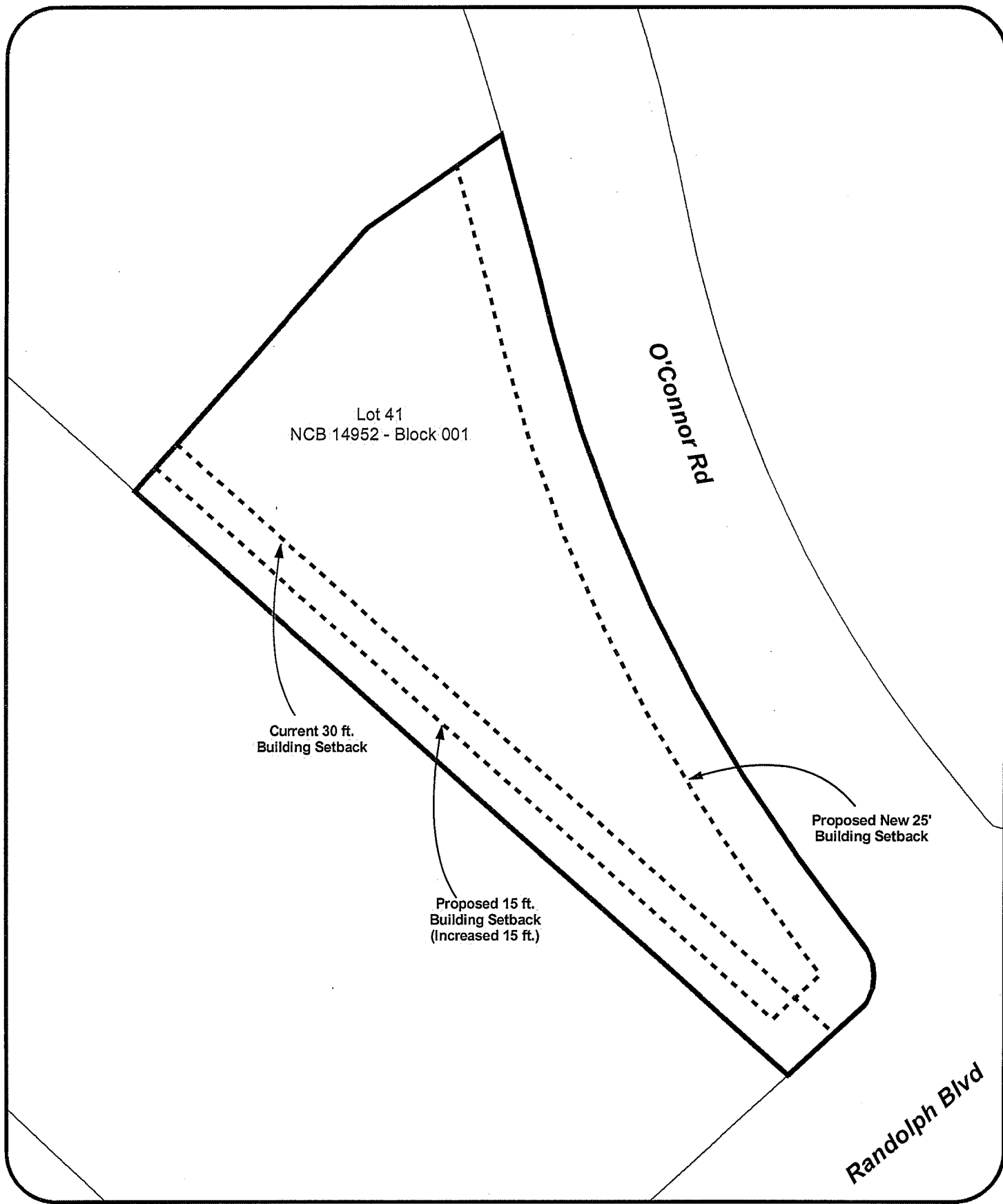
1 SITE PLAN - DEMOLITION

AC-D1

SANIT ANTHONY CATHOLIC SCHOOL
255 W. HUISACHE BLVD.
SAN ANTONIO, TEXAS 78212

Craig McMahon Architects, Inc.
255 W. HUISACHE BLVD. #2
SAN ANTONIO, TEXAS 78209
210-258-1251 phone
210-258-1252 fax
craig@cmahome.com email

No.	Revised/Revisions
1	1.02.2010 WORK S.D. PAVING
2	1.02.2010 WORK S.D. PAVING
3	1.02.2010 WORK S.D. PAVING
4	1.01.15.01 Permit Review



Board of Adjustment
Plot Plan for
Case A-08-108



Scale: 1" approx. = 60'
Council District 10

11303 O'Connor Rd

Planning and Development Services Dept
City of San Antonio
(09/30/2008 - E Hart)

Board of Adjustment - Case No. A-08-108

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant- Villa Park Architecture

Lot 41, Block 1, NCB 14952

11303 O'Connor Road

Zoned: "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District

The applicant is requesting a 15-foot variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 15 feet from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

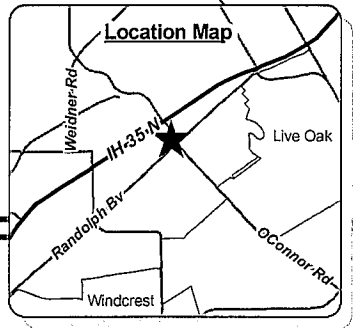
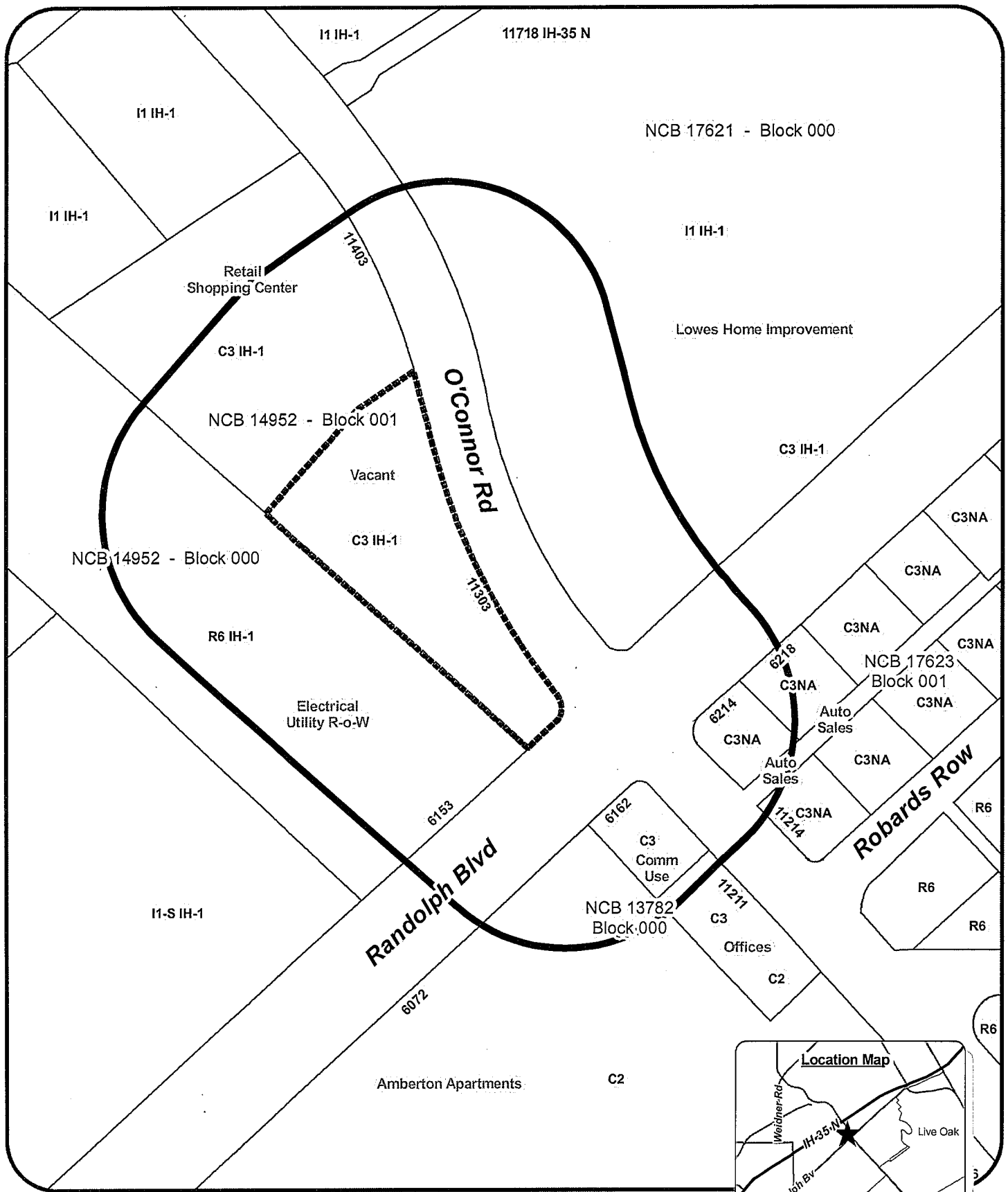
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion



Comments/Comentarios: _____

A-08-108



Board of Adjustment
Notification Plan for
Case A-08-108



Legend
 Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 150'
 Council District 10

CASE NO: A-08-108

Board of Adjustment – October 20, 2008

Applicant: Villa Park Architecture

Owner: John P. Hooten

Request(s): The applicant is requesting a 15-foot variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 15 feet from the rear property line.

Legal Description: Lot 41, Block 1, NCB 14592

Address: 11303 O'Connor

Zoning: "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District

Existing Use: Undeveloped

Neigh. Assoc: None

Neigh. Plan: None

Section of the City Code from which this variance is requested:

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 30-foot rear setback is required in "C-3" zoning districts when abutting residential zoning districts or uses.

Background: The property is located on the corner of O'Connor Road and Randolph Boulevard, just east of IH 35 North. The subject property is currently undeveloped and is zoned C-3. Commercial zoning and uses account for the majority of uses surrounding the subject property, save the residentially zoned parcel to the west, which currently serves as an electric transmission line easement. A Lowes Home Improvement Center sits to the east across O'Connor Road, and a commercial strip center sits to the north. The applicant is seeking a variance from the rear setback requirement in order to erect two retail buildings that would encroach into the required rear setback. The applicant is citing the fact that the residentially zoned parcel behind the subject property will not be utilized as a residential development, as it serves as an electric easement as rationale for the request.

Recommendation: The intent of the rear setback requirement for commercial districts is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. As stated previously, the abutting property to the west is occupied by a 135-foot electrical transmission line easement, but is zoned for single-family residential use.

In formulating recommendations regarding variance requests, a staff consideration that is paramount is the impact on neighboring properties. In this case, there does not appear to be any negative impact on the properties to the north or west. Additionally, the parcel in question is irregular in shape; narrowing from north to south. Thus, staff believes that the literal enforcement of the rear setback requirement would result in unnecessary hardship. Staff recommends **approval** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM**

CASE INFORMATION

Case #: A-08-108

Property Address: 11303 O'Connor

Zoning: C-3 IH-1

Hearing Date: 10/20/08

Type / Scope of BOA Request:

A 15-foot variance from the UDC requirement that a minimum 30-foot rear setback be maintained in C-3 zoning districts when abutting residential uses or zoning districts.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): None

Neighborhood or Community Plan: None

Neighborhood Conservation District: n/a

Corridor Overlay District (name or n/a): IH-1, Northeast Gateway Corridor Overlay District

ANALYSIS STATEMENT

The subject property is located at the corner of O'Connor Road and Randolph Boulevard, adjacent to IH-35 North. A Lowe's home improvement store is located on the parcel to the east of the subject property and the property immediately adjacent to the south is also commercially developed. To the west is an existing 135' CPS easement that is residentially zoned.

The Northeast Gateway Corridor standards require properties that do not have a front or side property line along IH-35 have 20' setbacks on all sides. The applicant is proposing 25' setbacks on the front and sides and a 15' setback in the rear. This five foot variance from the setback required by the corridor is immediately adjacent to a 135' CPS Energy electricity transmission easement that is currently in use and has electrical transmission facilities in place. The properties to the west of the easement are industrially zoned and the other properties surrounding the subject parcel are commercially developed as well.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request X

Deny Request _____

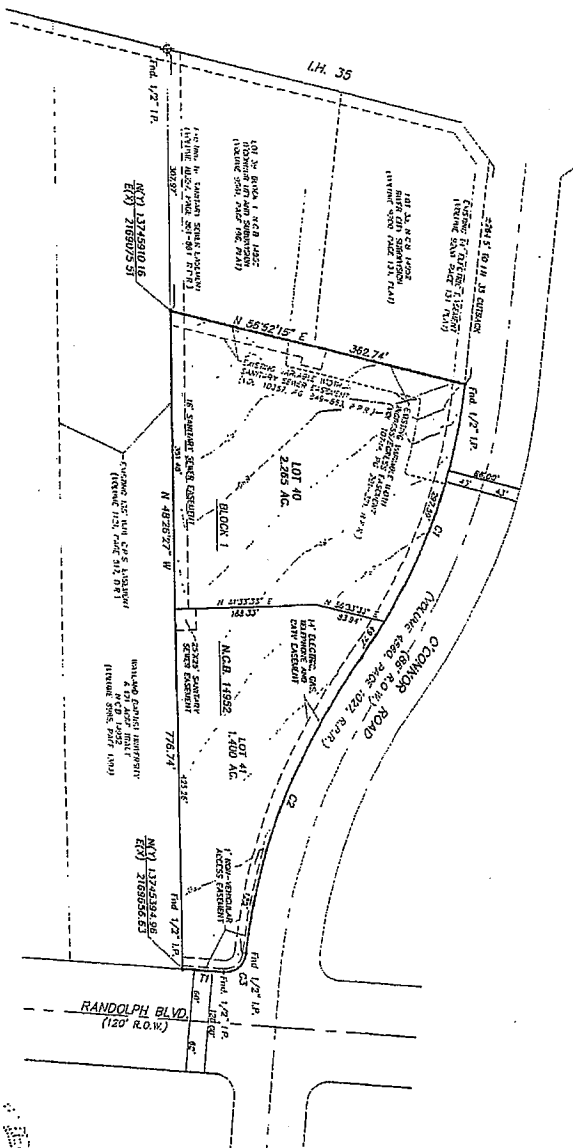
REVIEWER INFORMATION

Neighborhood Planner Reviewing: Tyler Sorrells, Planner

Date Review Completed: October 2, 2008

Lot Table		Lot Table	
NO.	ACRES	NO.	ACRES
1	5.177500	49	63
CLONE TABLE			
NO.	ACRES	NO.	ACRES
1	5.177500	49	63

SCALE: 1" = 100'



SUBDIVISION PLAT
ESTABLISHING
3.66 O'CONNOR SUBDIVISION

BEING 3.66 ACRES, MORE OR LESS, OF THE JOSEPH F. A. SCOTT SURVEY NO. 323, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ESTABLISHING LOTS 40 AND 41, BLOCK 1, N.C.B. 19832 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

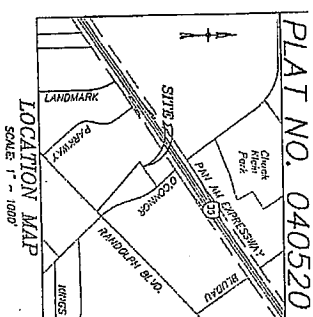
NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

NOTE: THE MAINTENANCE OF THE DETENTION POND ON PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF THE DETENTION ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.

NOTICE: THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT, CHAPTER 208, TEXAS VEHICULAR CODE, AND THE SUBDIVISION ACT, CHAPTER 209, TEXAS VEHICULAR CODE.

- NOTES:
1. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 2. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 3. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 4. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 5. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 6. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 7. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 8. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 9. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).
 10. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH 005-35-000(4)(3).

COVERED BY
ENGINEERS
AND
SURVEYORS

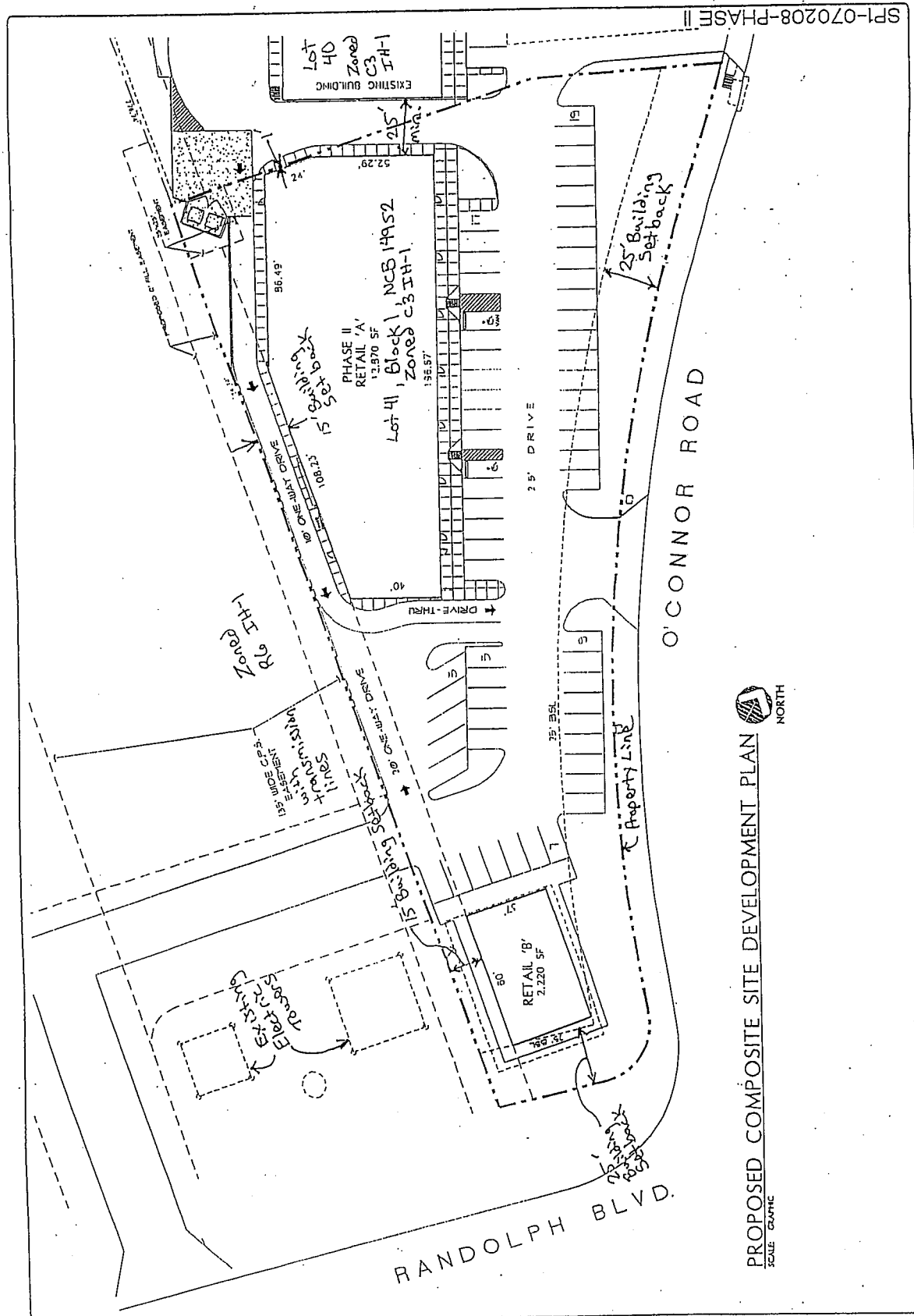


STATE OF TEXAS
COUNTY OF BEXAR
I, CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE PLAT CONTAINING THE SUBDIVISION OF THE JOSEPH F. A. SCOTT SURVEY NO. 323, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ESTABLISHING LOTS 40 AND 41, BLOCK 1, N.C.B. 19832 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT, CHAPTER 208, TEXAS VEHICULAR CODE, AND THE SUBDIVISION ACT, CHAPTER 209, TEXAS VEHICULAR CODE.



THIS PLAT OF THE 3.66 O'CONNOR SUBDIVISION, BEING 3.66 ACRES, MORE OR LESS, OF THE JOSEPH F. A. SCOTT SURVEY NO. 323, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ESTABLISHING LOTS 40 AND 41, BLOCK 1, N.C.B. 19832 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT, CHAPTER 208, TEXAS VEHICULAR CODE, AND THE SUBDIVISION ACT, CHAPTER 209, TEXAS VEHICULAR CODE.

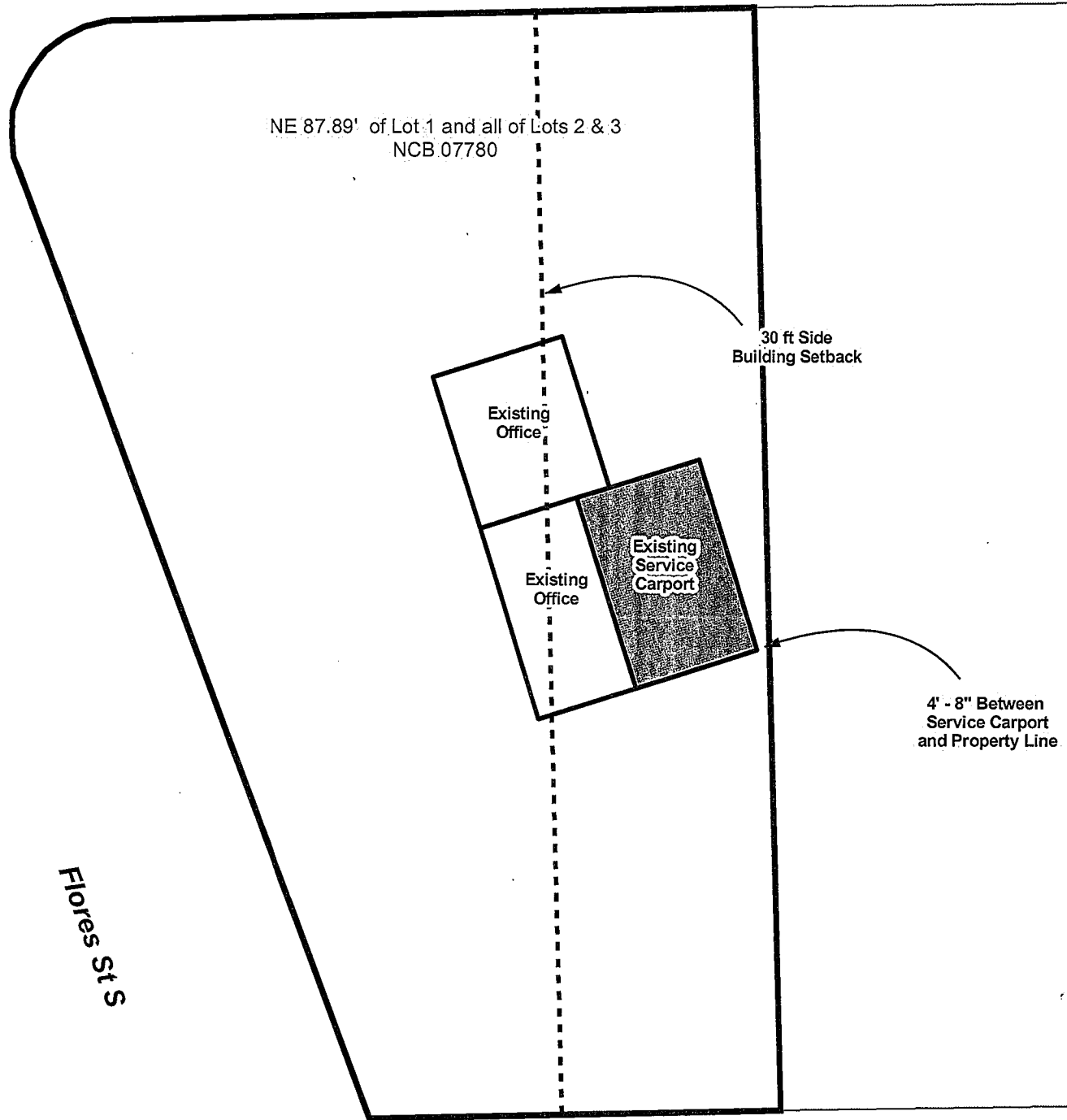
SP1-070208-PHASE II



PROPOSED COMPOSITE SITE DEVELOPMENT PLAN

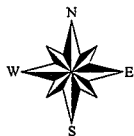
SCALE: GRAPHIC

Le Compte Place



Board of Adjustment

**Plot Plan for
Case A-08-110**



Scale: 1" approx. = 20'
Council District 5

4606 Flores St S

Planning and Development Services Dept
City of San Antonio
(10/06/2008 - E Hart)

Board of Adjustment - Case No. A-08-110

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant- Juan P. Chapa

The northeast irregular 87.89 feet of Lot 1 and all of Lots 2 and 3, NCB 7780

4606 South Flores Street

Zoned: "C-3 NA" General Commercial Nonalcoholic Sales District

The applicant is requesting a 25-foot, 4-inch variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to keep an existing structure 4 feet, 8 inches from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

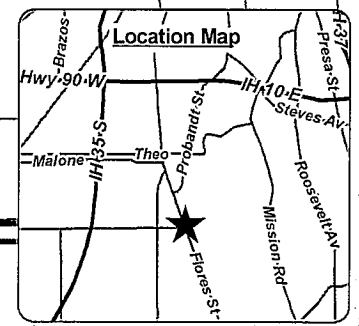
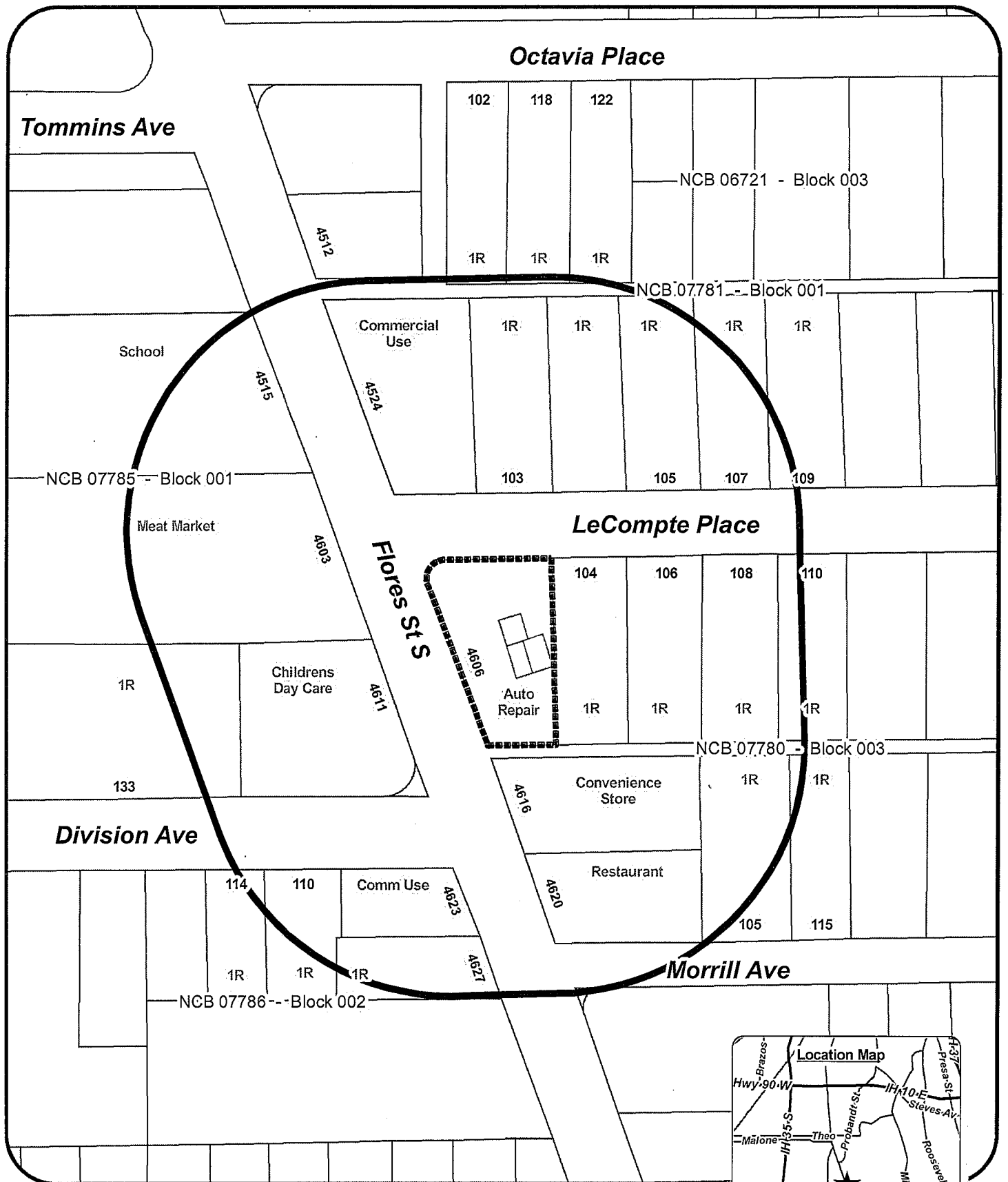
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-110



Board of Adjustment

Notification Plan for Case A-08-110



Legend

Subject Property
200' Notification Buffer
Scale: 1" approx. = 100'
Council District 5

Planning and Development Services Dept
City of San Antonio
(09/30/2008 - E Hart)

CASE NO: A-08-110

Board of Adjustment – October 20, 2008

Applicant: Juan P. Chapa

Owner: Juan P. Chapa

Request(s): The applicant is requesting a 25-foot, 3-inch variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to keep an existing structure 4 feet, 9 inches from the rear property line.

Legal Description: The northeast irregular 87.89 feet of Lot 1 and all of Lots 2 and 3, NCB 7780

Address: 4606 South Flores Street

Zoning: "C-3 NA" General Commercial Nonalcoholic Sales District

Existing Use: Auto Inspection Station

Neigh. Assoc: None

Neigh. Plan: South Central Community Plan

Section of the City Code from which this variance is requested:

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 30-foot rear setback is required in "C-3" zoning districts when abutting residential uses or zoning districts.

Background: The property is located on South Flores Street, bound by Le Compte Place to the north and Morrill Avenue to the south. The subject property is zoned C-3 NA, and is occupied by an auto inspection station. A mixture of R-6 and C-3 zoning exists around the subject property. The property abutting the rear of the subject property is occupied by a single family residence. Commercial zoning and uses, including a grocery store sit to the immediate south. The applicant is seeking a variance in order to keep an existing structure that encroaches into the rear setback. No permits were obtained for the addition to the main structure, which will serve as a covered auto inspection structure. The applicant states that there was an existing carport to the rear of the primary structure. In order to accommodate the new use of the parcel, auto inspection, the applicant demolished the carport and constructed one anew. The new addition sits in the same footprint as the previous carport.

Recommendation: The intent of the rear setback requirement for commercial districts is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. The subject property does not appear to be characterized by any unique terrain features where the literal enforcement of the rear setback requirement would result in unnecessary hardship and the carport in question was built without the proper permits being obtained. Additionally, while the South Central San Antonio Community Plan does not specifically address carports and setbacks, meeting code requirements and diminishing the number of code violations within the area is referenced throughout the plan. Staff recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-110

Property Address: 4606 S. Flores

Zoning: C-3 NA

Hearing Date: 10/20/08

Type / Scope of BOA Request:

25-foot, 4-inch variance from the UDC requirement that a minimum 30-foot setback be maintained when adjacent to a residential zoning district, to allow a carport 4-feet, 8-inches from the rear property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): None

Neighborhood or Community Plan: South Central San Antonio Community Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or n/a): n/a

ANALYSIS STATEMENT

The subject parcel is designated Mixed Use in the South Central San Antonio Community Land Use Plan. There is a mix of commercial properties of different levels of intensity to the north, west and south of the subject parcel. A low density residential property is located immediately to the east.

Carports and setbacks are not specifically referenced within the South Central San Antonio Community Plan, however, meeting code and diminishing the number of code violations within the area is referenced throughout the plan. The South Flores corridor in particular, is highlighted in the original 1999 Plan and in the 2005 update as an area in need of attention; landscaping, diverse businesses, rejuvenation of vacant structures, "to improve the negative image along the South Flores Corridor" (1999 Plan, pg. 15). The subject request does not uphold the intent of plan objectives to improve the aesthetics and development pattern along the South Flores corridor.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____

Deny Request X

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

Date Review Completed: September 25, 2008

SCALE: 1"=30'

